

**ECONOMY BOROUGH PLANNING COMMISSION  
MINUTES OF APRIL REGULAR MEETING**

*DATE: April 6, 2026*

Present: J. Blumling, D. Carlson, N. Fedorek (Planning Commission Consultant), R. Kowal, M. Kowalski, D. Lang, A. Mutschler, C. Pcsolyar.

Absent: None.

Others Present: Brett Schultz (Weaver Homes, P.O. Box 449, Mars, PA 16046).

After review, the minutes from the March 2, 2026, meeting were approved as submitted on a motion by Audrey Mutschler. Seconded by Don Lang. Motion approved.

**NEW BUSINESS:**

Application for Subdivision by: Weaver Homes for the Courtyards at Lakeside Village Phase 2 – Major Subdivision Application. (04-26-01).

Applicant proposes Phase 2 of the Lakeside Village Major Subdivision. These materials update the Courtyards at Lakeside Village Phase 2 PRD, which received Final Approval from Economy Borough Planning Commission at the October 2025 Planning Commission meeting. Due to a landslide on the development site, revisions to the submission materials were required. The developer has also revised the site plan to include a slightly lower number of houses to 57 units from 63 units. These revisions do not constitute substantial amendments and the existing approval from October 2025 Final Review still applies. The current review is limited to the updated grading, utility, erosion and sediment control, and PCSM plan.

The final approval was to subdivide an existing parcel (TaxID60-175-017-6042) into 63 new lots for single family homes. The property is zoned R-2 Suburban Residential District. A Planned Residential Development (PRD) plan has previously been approved by the Economy Borough Planning Commission.

The application has been reviewed for conformance with the Borough's Subdivision and Land Development Ordinance (SALDO) and the Zoning Ordinance. The procedures for this type of subdivision, a Final Plan, are governed by Chapter 163, Article VI, Section 163-12. As such, the applicant is required to submit the plans and data under Section 163-13. The requirements of Chapter 180 also apply, particularly, the standards found in Article X: Planned Residential District.

It was determined that this development is in conformance with the final plan already approved by the Planning Commission. It is also consistent with Zoning and SALDO requirements as it is presented to the Planning Commission. Based on my review of the development plans as provided, no modifications to the Subdivision and Land Development Regulations or variances to the Zoning Ordinance are required:

Planning Commission Consultant recommends that the revised final subdivision application be recommended for approval to the Borough Council with the following conditions:

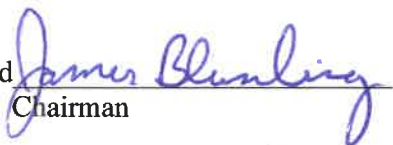
- The complete approved preliminary PRD is included with the final plan application materials.
- Sewage Facilities Planning Module Exemption approval from the Economy Borough Municipal Authority.
- While not a requirement, temporary cul-de-sacs or turnarounds at the end of each stub section of Lakeside Drive should be considered.
- Side-yard setbacks should be shown on the final plat for recording. Per §163-64 Sidewalks, unless a waiver is granted by Borough Council, sidewalks at a minimum of four feet in width shall be required on both sides of each new roadway.
- The approval clause for the Beaver County Planning Commission review (for multi-lot subdivision) shall be added to the final plat for recording.
- The Proof of Recording clause for Beaver County shall be added to the final plat for recording.
- Engineering-related conditions noted by Shoup Engineering on their most recent review letter, and any future comments be addressed.
- The PCSM Plan and Report be approved by Shoup Engineering.

- Ambridge Water Authority approval

Borough Engineer comments received. At meeting, applicant reviewed all that was revised. Discussion regarding the reason for the revision ensued.

**Action taken:** Motion by Roger Kowal to recommend that proposed Phase 2 Major Subdivision Proposal be forwarded to Borough Council for approval. Seconded by Chad Pcsolyar. Motion approved. (Don Lang abstained).

Motion to adjourn by Audrey Mutschler, seconded by Chad Pcsolyar. Motion approved. The meeting was adjourned at 7:30 p.m.

Signed   
Chairman

Signed   
Secretary