

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

DATE: December 2, 2024

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

Absent: none.

Others Present: Paige Rodgers (Creative Real Estate Development Co., 215 Executive Drive, Suite 300, Cranberry Twp., PA 16066), Bob Beining (Sheffler & Co., Inc., 1712 Mt. Nebo Road, Sewickley, PA 15143), Larry Dorsch (Kellaur Corporation, 108 Middleground Place, Cranberry Twp., PA 16066).

After review, the minutes from the November 4, 2024, meeting were approved as submitted on a motion by Audrey Mutschler. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

1. Application for subdivision by: 3151 Conway, LLC (215 Executive Drive, Suite 300, Cranberry Twp., PA 16066). 12-01-24.

The Monika Heights application proposes to subdivide two existing parcels (tax parcels 175-0143.000 and 60-175-0143.001, 24.4 acres total) into 53 single-family residential units. The property is zoned R-2 Suburban Residential District. The application proposes the development as a PRD, which is a Conditional Use under the current R-2 zoning.

The application for Monika Heights included the following documentation:

- Monika Heights PRD Application.
- Three (3) full-size sets of the tentative plans.
- Eight (8) 11"x17" sets of the tentative plans.
- Post Construction Stormwater Management (PCSM) Report.
- Regulated Waters Investigation Report.
- Subdivision and Land Development Application.
- Preliminary Plan Checklist.

The developer presented the project during the meeting as follows:

Modification Request #1- Intersection Distance.

Modification Request #2- Access to a local street.

Utility availability letters (Duquesne Light, Ambridge Water Authority, Verizon, Comcast, Columbia Gas)

Traffic Study – Gateway Engineering – under separate cover

Note that the Borough Application Filing Fee and the Borough Application Review Fee were paid.

The project was presented to the Planning Commission by the developer and engineer during the December 2, 2024 Planning Commission meeting. During this meeting, the developer and engineer addressed questions and concerns raised by Planning Commission members and the Borough's reviewers (Shoup Engineering and Michael Baker International). Most questions were related to the Highway Occupancy Permit (HOP) process and line of sights along Conway Wallrose Road.

The developer's responses to the issues raised by the Planning Commission are satisfactory. The three Modification Requests are acceptable to the Planning Commission and recommended for approval by Borough Council.

The Modification Requests submitted by the applicant are:

1. Modification Request #1 – Access Road Distance: this request is to reduce the allowed distance between the two access points into the development. The required distance is 800 feet, and the proposed distance is 620 feet. Based on a review by the traffic engineer, the recommendation is to grant this request.

2. Modification Request #2 – Acreage: The minimum amount of site area for a PRD is 25 acres. The parcels add up to 25.1 acres according to Beaver County's GIS map, but a survey revealed the property to be 24.4 acres. Based on a review by the Planning Commission, the recommendation is to grant this request.

3. Modification Request #3 – Access Road Distance (second access point): this request is to reduce the allowed distance between the two access points into the development. This request pertains to the second intersection of the proposed Boris Boulevard and Conway Wallrose Road. The required distance is 800 feet, and the proposed distance is 620 feet. Based on a review by the traffic engineer, the recommendation is to grant this request.

The lack of recreational facilities should be addressed by Borough Council. Economy Borough's General Legislation, Chapter 180 Article X states "recreation facilities designed for the use of the residents of the planned residential development (PRD) shall be required but shall not be limited to hiking, biking or exercise trails; tennis, paddle tennis, basketball, volleyball or other playing courts; swimming pool and related facilities; golf course or putting greens; community building for meetings and social activities; picnic pavilions; other passive and low-impact active recreational uses." No recreation facilities are provided in the proposed PRD.

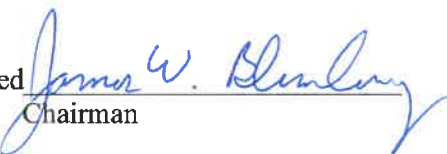
The Planning Commission recommends that Borough Council collaborate with the developer to provide a suitable recreational option, either on-site or off-site. If the developer proposes a "workaround" option that is not in compliance with existing PRD guidelines, an additional Modification Request should be submitted for review and approval by Borough Council.


Group reviewed the proposed plan and there was a discussion of the proposed plan. After discussion, the above-mentioned modifications were deemed appropriate.

Action taken: Motion by Don Lang to recommend plan approval to Borough Council of the three modification requests in addition to a potential fourth request to provide an alternative to required recreational facilities and h Council contingent on favorable response and action regarding comments made by Borough Engineer in 11/26/24 letter. Seconded by Roger Kowal. Motion approved.

2. Reappointment of Myron Kowalski & Jim Blumling to New 4-Year Terms: Chairman Blumling asked if member Kowalski wished to be reappointed by Borough Council – he said yes. Chairman Blumling also would like to be reappointed. Chairman Blumling will inform Borough Manager Cavanaugh.

Motion to adjourn by Don Lang, seconded by Myron Kowalski. Motion passes. The meeting was adjourned at 7:45 p.m.

Signed 
Chairman

Signed 
Secretary