

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

DATE: February 3, 2025

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

Absent: R. Kowal.

Others Present: see attached list.

After review, the minutes from the January 6, 2025 meeting were approved as submitted on a motion by Myron Kowalski. Seconded by Audrey Mutschler. Motion approved.

OLD BUSINESS:

1. Discussion Regarding PRD at 3151 Conway-Wallrose Drive (Monika Heights Plan): The Monika Heights application proposes the subdivision of 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 Conditional Use under the current R-2 zoning.

The project was presented to the Planning Commission by the developer and engineer during 12/2/24 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). Questions 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 therefore the plan was recommended for approval to Borough Council. It was also agreed that the recreational space needed to be addressed to Council.

Numerous residents in attendance provided public comment and voiced concerns regarding the proposed plan. Chairman Blumling asked for questions and input from the attendees. He noted that the Monika Heights Plan was tabled for future vote at the most recent Borough Council meeting as there were questions regarding the modifications requested by the developer and the recreational facilities proposed in the plan. Chairman Blumling and member Don Lang explained the role of the Planning Commission as an advisory body to Borough Council, emphasizing that the Commission's primary focus is to make sure Borough ordinances are followed and that any requested modifications to those ordinances are acceptable.


There was discussion regarding Planned Residential Development (PRD) and the criteria for such. There were questions regarding Right-to-Know requests, how they need to be filed and to whom. There was other discussion regarding some of the new development plans being implemented in the Borough and the pros/cons of each. Planning Commission members provided answers to these questions.

Attendees were informed that the decision regarding the proposed plan rests with Borough Council. They were also informed that consideration of the plan would likely be at the next scheduled Council meeting. Chairman Blumling thanked those in attendance for their time and interest in the issue.

2. Economy Borough Planning Commission 2024 Annual Report: As follow-up, Planning Commission Consultant Fedorek reviewed the highlights of the Economy Borough Planning Commission 2024 Annual Report.

Action taken: Motion by Don Lang to recommend that report be forwarded to Borough Council. Seconded by Myron Kowalski. Motion approved.

Motion to adjourn by Audrey Mutschler, seconded by Don Lang. Motion passes. The meeting was adjourned at 8:10 p.m.

Signed 
Chairman

Signed 
Secretary