

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

*DATE: February 5, 2024*

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

Absent: none.

Others present: none.

After review, the minutes from the January 8, 2024, meeting was approved as submitted on a motion by Audrey Mutschler. Seconded by Roger Kowal. Motion approved.

**OLD BUSINESS:**

1. 2023 Annual Report: Draft report emailed after January meeting. Planning Commission Consultant Fedorek made requested edits.

**Action taken:** Motion by Audrey Mutschler to approve the Economy Borough Planning Commission 2023 Annual Report. Seconded by Myron Kowalski. Motion approved.

**NEW BUSINESS:**

1. Application for subdivision by: Thomas & Laura Schorr, 208 Fernwood Drive, Baden, PA 15005. 02-01-24. Applicants seek to consolidate two existing parcels, Parcel A (tax parcel 60-002-0421), 2.356 acres, and Parcel B (tax parcel 60-002-0419.1), 0.821 acres, into one parcel (3.177 acres). The same owner owns both parcels. Parcel A has an existing dwelling and shed. Parcel B is currently vacant. No new development is proposed. The property is zoned R-1 Restricted Residential District.

Planning Commission Consultant Fedorek reviewed this application for conformance with the Subdivision and Land Development and Zoning Ordinances. After review, Consultant Fedorek recommends that the subdivision application be recommended for approval. Group reviewed the application and accompanying drawing. Discussion.

**Action taken:** Motion by Chad Pcsolyar to recommend approval of proposed plan to Borough Council. Seconded by Roger Kowal. Motion approved.

2. Proposed Cannabis Ordinance: Draft ordinance distributed via email after prior meeting. Planning Commission Consultant Fedorek added definitions to address Medical Marijuana Dispensary and Medical Marijuana Grower/Processor and associated Conditional Uses. With both, there were details provided regarding parking spaces at respective facilities. Discussion on how this can be applied. Reviewed feedback received since draft was sent via email – all comments addressed in version being reviewed at this meeting.

**Action taken:** Motion by Audrey Mutschler to recommend approval of proposed Cannabis ordinance to Borough Council. Seconded by Chad Pcsolyar. Motion approved.

3. Proposed Data Center Ordinance: At request of Borough Manager, Planning Commission Consultant Fedorek prepared draft Data Center ordinance to establish new conditional uses and associated regulations for data centers. The proposed language includes standards for specific uses and placement of data centers with the Borough's industrial district. Discussion regarding best practices in other states like Arizona and New York.

**Action taken:** Motion by Chad Pcsolyar to recommend approval of proposed Data Center ordinance to Borough Council. Seconded by Roger Kowal. Motion approved.

Motion to adjourn by Myron Kowalski, seconded by Roger Kowal. Motion passes. The meeting was adjourned at 7:40 p.m.

Signed James W. Blumley  
Chairman

Signed [Signature]  
Secretary