

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

*DATE: Jan. 6, 2025*

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

Absent: R. Kowal.

Others Present: David Lucci (Victor-Wetzel Associates, 409 Broad Street, Suite 270, Sewickley, PA 15143).

***REORGANIZATION OF PLANNING COMMISSION***

The Chairman asked for nominations for Chairman:

Jim Blumling, nominated by Audrey Mutschler

Seconded by Don Lang.

Motion to close by Dave Carlson, seconded by Chad Pcsolyar

Motion approved.

Jim Blumling elected Chairman.

The Chairman asked for nominations for Vice-Chairman:

Chad Pcsolyar, nominated by Don Lang

Seconded by Myron Kowalski.

Motion to close by Don Lang, seconded by Myron Kowalski

Motion approved.

Chad Pcsolyar elected Vice-Chairman.

The Chairman asked for nominations for Secretary:

Dave Carlson, nominated by Audrey Mutschler

Seconded by Myron Kowalski.

Motion to close by Chad Pcsolyar, seconded by Don Lang

Motion approved.

Dave Carlson elected Secretary.

Motion by Chad Pcsolyar to reappoint Michael Baker International as Planning Commission consultant. Seconded by Don Lang. Motion approved.

Meeting dates were also re-confirmed during the meeting. The general rule is that the Planning Commission meetings are the first Monday of the month; when there are holidays, they move to the second Monday of the month (September 2025).

After review, the minutes from the December 2, 2024, meeting were approved as submitted on a motion by Audrey Mutschler. Seconded by Chad Pcsolyar. Motion approved.

**NEW BUSINESS:**

1. Application for subdivision by: Golden Grove Subdivision (Route 856 Property, LLC, 3940 Middle Road Suite C, Allison Park, PA 15101). 01-01-25.

On December 13, 2024, Planning Commission Consultant Fedorek received the Golden Grove Subdivision application from Route 856 Property, LLC (the developer). The developer is proposing a 19-lot subdivision located almost entirely in Marshall Township, Allegheny County. The property that is situated in Economy Borough is entirely open space with no proposed structures. to consolidate two existing parcels (tax parcels 60-011-0110, 1.503

acres, 60-011-0112, 0.459 acres) into two new parcels by transferring the land noted as “Parcel A” (currently part of 60-011-0110, 0.190 acres) to 60-011-0112. The plan submission included the following:

- Preliminary & Final Subdivision Application
- Beaver County Application
- Submission Fees for local and County review
- (9) Copies of Golden Grove Estates Narrative
- (9) Sets of 24” x 36” Final Subdivision Plans
- (2) Copies of Declaration HOA Documents
- (2) Copies of PCSM Report
- (2) Copies of Geotechnical Report
- (2) Copies of Water Availability Letter
- (2) Copies of Sewage Facility Planning Module
- (2) Sets of Final Land Development Plans

The proposed plan was reviewed this application for conformance with the Subdivision and Land Development and Zoning Ordinances (SALDO). The property is zoned under Marshall Township’s Zoning Ordinance and Subdivision and Land Development Ordinance, which has separate and differing requirements from Economy Borough. As such, the procedures for this type of subdivision are governed by Marshall Township and not Economy Borough. A review of this development by Economy Borough Planning Commission is required by the Municipalities Planning Code due to the small portion of open space in the development in the Borough. There are also several non-structural features in this area: a sanitary sewer line (with a proposed easement), a stormwater basin, and a small access road.

Based on the initial review, this development is in conformance with Zoning and SALDO requirements as it is presented to the Planning Commission. Based on my review of the site plan as provided, no modifications to the Subdivision and Land Development Regulations or variances to the Zoning Ordinance are required.

However, there are several items that should be discussed with the developer prior to approval by Economy Borough Planning Commission. These items are:

- Access road design and line of sight.
- Basin 1 vegetation.
- Sanitary sewer easement authorization by private property owner.

Access Road Design: while not required by the Zoning Ordinance or SALDO, it is recommended that the proposed access road on Golden Grove Road have the first 20 feet of its entrance paved to avoid tracking mud and gravel into the road. It could also be gated in order to reduce wrong turns into the access road. The line of sight of this access road should be confirmed by the Borough Engineer.

Basin 1 Vegetation: the proposed vegetation screening near this access toad along Basin 1 meets SALDO regulations, but on the Site Plan appears to overlap Golden Grove Road. The developer should confirm the vegetation plan, particularly in the area along Basin 1 where line of site from the proposed access road could potentially be impeded.

Sanitary Sewer Easement: no documentation has been provided that the sanitary sewer easement has been authorized by the private property owner in Economy Borough. This is the primary sanitary sewer connection for the proposed development. The documentation for the municipal authorization is in the application, but there is no authorization from the private property owner that owns the land where the easement is proposed. While not required, it is strongly recommended that the developer discuss their plan for obtaining the easement with Economy Borough Planning Commission.

After review, Planning Commission Consultant Fedorek recommends that the subdivision application be recommended for approval to the Borough Council with the following conditions:

- Utility easements on Economy Borough portions of the development are approved by the Borough Engineer
- Proposed access road line of sight is approved by the Borough Engineer

The Planning Commission also makes the following recommendations:

- The Borough verifies that the developer is in discussion with the property owner allowing the proposed sanitary sewer easement at 425 Golden Grove Road (600010501000), owned by Irwin Idalyn.
- The Borough verifies that the vegetation along Golden Grove Road has space to be planted and will provide adequate screening from the stormwater basin while maintaining line of sight along the access road.

At the meeting, developer representative Lucci presented the plan to the Planning Commission. There was discussion regarding the plan and follow-up issues requiring attention. Prior to the meeting, the Borough Engineer had reviewed the proposed plan, and his issues were addressed with communication of such via letter.

**Action taken:** Motion by Chad Pcsolyar to recommend plan approval to Borough Council. Seconded by Don Lang. Motion approved.

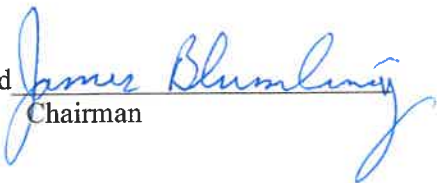
2. House Numbers: A question was asked regarding the status of house number assignment. It was pointed out that the responsibility has been with the Planning Commission since 1984 for such activity as detailed in our Borough Code. Planning Commission Consultant Fedorek provided the referenced section from the Code:

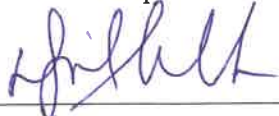
Chapter 58  
BUILDINGS, NUMBERING OF  
[HISTORY: Adopted by the Borough Council of the Borough of Economy 11-13-1984 as  
Ord. No. 257. Amendments noted where applicable.]

GENERAL REFERENCES  
Building construction — See Ch. 55.  
§ 58-1. System established. [Amended 7-24-1991 by Ord. No. 316]  
There is hereby established a building and structure numbering system for certain existing properties within the Borough of Economy, County of Beaver and Commonwealth of Pennsylvania. The system shall be generated and maintained by the Planning Commission of the Borough of Economy in conjunction with Borough Council and shall be documented in written resolution form.

Discussion followed. It was agreed that Chairman Blumling will check with the Borough Manager to verify the status of the numbering system and see if the ordinance needs to be changed to reflect current practice.

Motion to adjourn by Don Lang, seconded by Chad Pcsolyar. Motion passes. Meeting adjourned at 7:30 p.m.

Signed   
Chairman

Signed   
Secretary

**ECONOMY BOROUGH PLANNING COMMISSION  
MEETING DATES FOR 2025**

January 6, 2025

February 3, 2025

March 3, 2025

April 7, 2025

May 5, 2025

June 2, 2025

July 7, 2025

August 4, 2025

September 8, 2025

October 6, 2025

November 3, 2025

December 1, 2025

**Note: First meeting in 2026 – January 5, 2026**