

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

DATE: July 6, 2026

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

Absent: None.

Others Present: Kyle Radachy, PLS (MDM Surveyors, 375 Northgate Drive, Warrendale, PA 15086).

After review, the minutes of the June 1, 2026, meeting were approved as submitted on a motion by Audrey Mutschler. Seconded by Chad Pcsolyar. Motion approved.

OLD BUSINESS:

1. Application for Subdivision by: Kimberly and Daniel Locher (325 Golden Grove Road, Baden, PA 15005) (06-26-01).

Application received from Daniel and Kimberly Locher to subdivide one existing parcel (60-175-0112.001) into five parcels by creating new lot lines. The property is zoned R-2, Suburban Residential. The survey was completed by MDM Surveyors and Engineers, LLC. The plan submission included the following: 1) Locher Subdivision Application, 2) Locher Plan of Lots, 3) AWA Availability Letter, 4) Declaration of Restrictive Covenant and 5) EBMA Availability Letter.

Planning Commission Consultant Fedorek reviewed the application for conformance with the Subdivision and Land Development (SALDO) and Zoning Ordinance. The procedures for this type of subdivision are governed by Chapter 163, Article VII, Section 163-16. As such, the applicant is required to submit the plans and data under Section 163-15. The requirements of Chapter 180 also apply.

Based on the initial review, this development is not in conformance with multiple Zoning and SALDO requirements as it is presented to the Planning Commission. The application is also creating a nonconforming use as the current residential dwelling contains a metal-sided structure with a garage door as an accessory structure on a gravel driveway. There are also utility issues in the original application due to the configuration of the proposed lots, it is unclear how water will be provided to Lot 4 and Lot 5. The letter from LSSE Civil Engineers notes that a waterline extension across Locust Road will be required for service. The Plan of Lots indicates right-of-way dedication, but a description of what this entails, why it is necessary, and a statement from the Borough is not provided. Locust Road is described as having a 20' cartway, which would be far narrower than modern standards permit. This should be clarified. At the June meeting, it was the recommendation of the Planning Commission Consultant that the subdivision application be revised and resubmitted to the Borough Council with the issues identified above resolved.

Following the June meeting, MDM and the applicant made several changes to the proposed plan. Specifically, they changed the following: 1) They included the accessory structure in Lot 1, 2) adjusted the alignment of the sewer easement, 3) maintain the frontage at 100' on Lots 4 & 5, with a note to be added on the Recording that the lots will be appropriate for single-family residential only, and 4) added a signature block to for the Beaver County Records office. There was discussion.

Action taken: Motion by Roger Kowal to recommend that Borough Council approved the proposed subdivision as revised. Seconded by Chad Pcsolyar. Motion approved.

NEW BUSINESS:

None.

Motion to adjourn by Audrey Mutschler, seconded by Myron Kowalski. Motion approved. The meeting was adjourned at 7:12 p.m.

Signed 
Chairman

Signed 
Secretary