

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

DATE: July 7, 2025

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

Absent: None.

Others Present: Stan Graff (Graff Surveying, Saxonburg, PA), John Hall – Council (610 Apollo Drive, Freedom, PA 15042), Chad Zutter (100 Zutter Ridge Road, Baden, PA 15005), Eric Nicholl and Mike McAneny (Foxlane Homes, 8401 McKnight Road, Pittsburgh, PA 15237), Russell Pawlishak (568 Friel Road, Baden, PA 15005), Vicky and Dave Miller (105 Barto Drive, Baden, PA 15005).

After review, the minutes of the June 2, 2025, meeting were approved as submitted on a motion by Don Lang. Seconded by Roger Kowal. Motion approved.

NEW BUSINESS:

1. Application for subdivision by: Edward and Bonnie Howe, 185 Sproat Avenue, Freedom, PA 15042. 07-01-25.

Applicant requested to subdivide one existing parcel at 185 Sproat Avenue (tax parcel 60-13-226.001, 1.98 acres) into two parcels by creating a new lot line. This would create two lots, referred to as "Revised Lot 1" (1.13 acres) and "Lot 2" (0.85 acres) on the application's Site Plan. The property is zoned R-2 Suburban Residential District.

Based on the initial review by the Planning Commission Consultant, 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, minor modifications to the Subdivision and Land Development Regulations or variances to the Zoning Ordinance are required. The minimum lot sizes in the R2 Suburban Residential District are:

- One acre without public sewers and public water
- 0.57 acres with public sewers and on-site water
- 0.46 acres with public sewers and public water

Based on the proposed lot size of 0.85 acres for the new Lot 2, public sewer access is required. The new parcel will not meet the minimum lot size of the R2 zone without access to the sanitary sewer system. The site plan notes that Lot 1 is "subject to a sanitary sewer right-of-way allowing Lot 2 access", but without this being in place already, the new Lot 2 is not legally guaranteed to have sanitary sewer access once it is created. There is a possibility that creating a sewer connection to the right-of-way indicated on the Site Plan is not possible due to topography, soils, or another factor. If this were to occur, this new lot would be out of compliance with the R2 district regulations.

Action taken: Motion by Audrey Mutschler to recommend conditional approval of the plan based on the proposed sewer authority right-of-way being approved. Seconded by Chad Pcsolyar. Motion approved (Don Lang voted no).

2. 2025 Amend Zoning District Map, Foxlane Homes, Friel Road: Foxlane Homes, 9401 McKnight Road, Pittsburgh, PA 15237. 7-02-25.

Applicant proposes to develop the Zutter property, which has a total site area of 313 acres and has frontage along Big Sewickley Creek Road, Conway-Wallrose Road, and Friel Road. The site is undeveloped and is mostly an all-wooded property. Friel Road within the property area is closed due to the existing landslides up to the Allegheny County line/Marshall Township line.

The existing site is located three zoning districts:

- R-2 Zoning District – 232.9 AC
- C-1 Zoning District – 17.1 AC
- RA Zoning District – 63 AC

The application is to rezone the 63 AC RA Zoning District to the R-2 Zoning District to allow Foxlane Homes to design and develop and age-restricted community using the R-2 Planned Residential Development (PRD) option. The proposed development will be an Age-Restricted Community (55+) like "The Landings", also located in Economy Borough. Applicant also presented a sketch plan of the community concept. There was discussion regarding the proposal, the plan concept and some of the issues to be addressed in the community proposal.

Action taken: Motion by Don Lang to recommend to Council approval of the rezoning of the 63 AC parcel from RA to R-2. Seconded by Chad Pcsolyar. Motion approved.

Motion to adjourn by Audrey Mutschler., seconded by Myron Kowalski. Motion passes. The meeting was adjourned at 7:55 p.m.

Signed James W. Blumling
Chairman

Signed [Signature]
Secretary