

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

DATE: June 1, 2026

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

Absent: R. Kowal.

Others Present: Chris Jackson, PLS & Kyle Radachy, PLS (MDM Surveyors, 375 Northgate Drive, Warrendale, PA 15086), Kimberly and Daniel Locher (325 Golden Grove Road, Baden, PA 15005).

After review, the minutes of the May 4, 2026, meeting were approved as submitted on a motion by Chad Pesolyar. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

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

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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 and Zoning Ordinances (SALDO). The procedures for this type of subdivision, a consolidation, 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, particularly, the standards found in Article VI: R-2 Suburban Residential District.

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.

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 review, MDM made several changes to the proposed plan to address the objections raised by the Consultant. Revisions were discussed during the meeting. There was discussion regarding 150' frontage requirement vs. 100' frontage shown on applicant's plans. After discussion, MDM and applicants agreed to revise Lot 1 to include Metal Sided Building (assuming appropriate setback requirements are met).

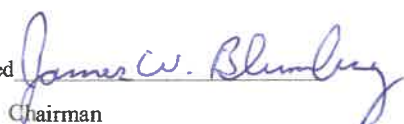
Action taken: Motion by Don Lang to table the proposed application until the Lot 1 configuration revisions are made. Seconded by Audrey Mutschler. Motion approved.

2. Solicitation Ordinance: Member Mutschler would like to address the current solicitation ordinance. After discussion, Planning Commission Consultant to review what we have and what other local municipalities are doing.

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OLD BUSINESS:

None.

Motion to adjourn by Don Lang, seconded by Chad Pesolyar. Motion approved. The meeting was adjourned at 7:53 p.m.

Signed 
Chairman

Signed 
Secretary