

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

DATE: June 3, 2024

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

Absent: R. Kowal.

Others present: David Lucci (Victor-Wetzel Associates, 409 Broad Street, Sewickley, PA 15143), Michael Greca (Route 856 Property, 1140 Pleasant Hill Road, Baden, PA 15005).

After one change (change 05-01-24 to 05-02-24), the minutes from the May 6, 2024, meeting were approved as submitted on a motion by Chad Pcsolyar. Seconded by Don Lang. Motion approved.

OLD BUSINESS:

1. Application for subdivision by: Francois Bitz Pleasant Hill Plans of Lots (1140 Pleasant Hill Road, Baden, PA 15005). 05-02-24. The applicant would like to consolidate six existing parcels (tax parcels 6000010500000, 2369-J-1, 2369-J-2, 2369-J-3, 2369-P-8, 2178-K-8, 84.7 acres total) into four parcels. The sole purpose of this subdivision is to create Lot 1, a 20.86-acre lot upon which the Golden Grove Estates plan will be developed. consolidate two existing parcels (tax parcels 60-012-0215.000, 1.909 acres, and 60-012-0217.000, 2.210 acres) into one parcel noted on the plan as Lot 1 (4.119 acres). The property is zoned R-1 Restricted Residential District.

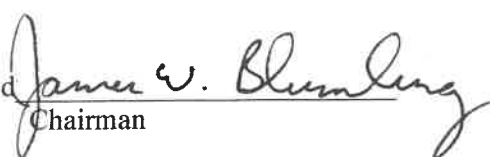
Planning Commission Consultant Fedorek reviewed this application for conformance with the Subdivision and Land Development and Zoning Ordinances. The procedures for this type of subdivision, a consolidation, are governed by Chapter 163, Article VII, Section 163-16. As such, the applicant is required 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, there are no outstanding comments or issues in need of correction. The easement overlapping setback lines on Lot 16 is confusing, but this is a negligible issue. Based on the review of the site plan as provided, no modifications to the Subdivision and Land Development Regulations and variances to the Zoning Ordinance as required.

At the May meeting, questions were raised regarding the Beaver and Allegheny county lines and whether the parcel will be part of Economy Borough or Marshall Township. The Planning Commission requested that the applicant attend the June 2024 Planning Commission meeting to clarify these outstanding questions, as they were not explained in the application. By motion, the plan was tabled at the May meeting.

The applicant and his engineer attended the June meeting. Engineer David Lucci presented the plan and reviewed details. The applicant assured the Planning Commission that taxes on the Economy Borough portion of the lot would continue to be paid to Economy Borough and Beaver County. He also reviewed a letter from Borough Engineer Shoup indicated approval of plan. Discussion ensued.

Action taken: Motion by Chad Pcsolyar to recommend to Borough Council that the plan be approved as submitted. Seconded by Audrey Mutschler. Motion approved.

Motion to adjourn by Chad Pcsolyar, seconded by Don Lang. Motion passes. The meeting was adjourned at 7:27 p.m.

Signed  Chairman

Signed  Secretary