

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

DATE: March 3, 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: Ryan Powell (205 Oliva Way, Pittsburgh, PA 15237), Glenn Sylvester (350 Orchard Lane, Freedom, PA 15042), and Carol Schomaker (105 Grove Hill Road, Baden, PA 15005).

After review, the minutes from February 3, 2025, meeting were approved as submitted on a motion by Myron Kowalski. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

1. Application for Subdivision by: Ryan R. and Jodi M. Powell (Mary Reed Road, Baden, PA 15005). 03-01-25. Applicant submitted the Ryan R. and Jodi M. Powell Minor Subdivision application to consolidate two existing parcels (tax parcels 60-033-0125.001, 1.64 acres, 60-033-0126.001, 1.61 acres) into one parcel by removing the lot line and creating a 3.25 ac lot referred to as "Parcel A" on the map. The property is zoned R-2 Suburban Residential District.


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 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. The recommendation was that the subdivision application be recommended for approval to the Borough Council. After requested revisions made and completed by applicant, Borough Engineer recommended approval. Favorable comments received by Beaver County Planning Commission.


Applicant Ryan Powell presented an overview of the plan at the meeting. Discussion followed.

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

2. Discussion Regarding PRD Ordinance: Attending the meeting was Glenn Sylvester from Borough Council and he provided an update on what Borough Council is reviewing regarding the current PRD Ordinance. The primary focus of their discussions thus far is strengthening the recreational area definition and requirement. Discussion followed regarding PRDs and their potential role in the development of certain areas in municipalities.

Motion to adjourn by Roger Kowal, seconded by Don Lang. Motion passes. The meeting was adjourned at 7:40 p.m.

Signed  Chairman

Signed  Secretary