

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

DATE: March 6, 2023

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

Absent: M. Kowalski

Others Present: JoAnn and Steve Borato (2001 Conway-Wallrose Road, Baden, PA 15005), Carole Schomaker (105 Grove Hill Road, Baden, PA), Michelle, Ruby-Ann, and Rick Costanza (30 Mason Road, Baden, PA 15005), Shawn Gallagher (Buchanan Ingersoll & Rooney, PC, 501 Grant Street, Suite 200, Pittsburgh, PA 15219), Glen Sylvester (350 Orchard Lane, Freedom, PA 15042), and Amanda Peterson (Penn Energy Resources, 1000 Commerce Drive, Pittsburgh, PA 15275).

After review, the minutes from the February 6, 2023, meeting were approved as submitted on a motion by Chad Pcsolyar. Seconded by Don Lang. Motion approved.

OLD BUSINESS:

1. Forestry Ordinance Review: At request of Borough Manager and Code Enforcement Officer (CEO), Planning Commission Consultant Ristau received Ordinance Chapter 180 to update Certificate of Occupancy, Zoning Permit, and Zoning Certification letter and process.

There was some discussion. Planning Commission Consultant Ristau to prepare draft designed to comply with new State regulations.

2. Planning Commission 2022 Annual Report: Presented by Planning Commission Consultant Ristau at meeting. Brief discussion.

Action taken: Motion to accept Annual Report as submitted. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

1. Application for subdivision by: Michelle and Rick Constanza (30 Mason Road, Baden, PA 15005). (03-23-01).

The Constanza Subdivision application requests to subdivide one existing parcel (tax parcel 60-184-0291-P01-1) to into two parcels, Parcel C, 10.08 acres, and Parcel D, 31.75 acres. An updated plat was received. The proposed subdivision would separate an existing dwelling on proposed Parcel C from the rest of the tract. An extension of an existing private right-of-way is proposed through Parcel C to provide access to Parcel D. Both parcels are under the same ownership. The property is zoned R-A Rural Agricultural District.

The application was reviewed by Planning Commission Consultant Ristau for conformance with the Subdivision and Land Development and Zoning Ordinances. The procedures for this type of subdivision are governed by Chapter 163, Article VII. 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 IV: R-A Rural Agricultural District.

After review, it was recommended that the subdivision application be recommended for approval to the Borough Council with the following conditions:

1. The plat for recording and the deeds for each lot shall contain the following: a. a notation indicating that the Borough has no maintenance responsibilities for the private street. (Section 163-19-N-10), b. a reference to the executed and recorded agreement obligating the property owners to maintain the private street. (Section 163-19-N-

12), and c. a statement that any future request by the lot owners to have the street accepted by the Borough as a public street shall be subject to the owners assuming the total cost of improving the private street to the current Borough construction standards for a public street. (Section 163-19-N-12)

2. An access easement is recorded to provide access to Parcel via the propose new private street through Parcel C should the property ownership change in the future. (Section 163-26).

There was discussion of the proposed plan after a brief presentation by representatives of the applicant.

Action taken: Motion by Audrey Mutschler to table the plan and have the Planning Commission Consultant contact the Borough Engineer to have the easement more clearly delineated on the plan and to have the setback from the property line corrected. Seconded by Don Lang. Motion approved.

2. Application for subdivision by: Tim Kovach (101 Rock Rose Drive, Baden, PA 15005). (03-23-03).

Plan received to consolidate two existing parcels, Parcel A (tax parcel 60-22-510), 0.593 acres, and Parcel B (tax parcel 60-22-511), 0.586 acres, into one parcel (1.179 acres). The same owner owns both parcels. Parcel A is currently vacantly. There is an existing dwelling, shed, and pool on Parcel B. No new development is proposed. The property is zoned R-1 Restricted Residential District.

Application was reviewed for conformance with the Subdivision and Land Development and Zoning Ordinances. The procedures for this type of subdivision are governed by Chapter 163, Article VII, Section 163-16.

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

3. Application for subdivision by: Buchanan, Ingersoll, and Rooney (501 Grant Street, Suite 200, Pittsburgh, PA 15219) regarding Northern Lights Plan No. 2 Subdivision (03-23-02).

Application received the Northern Lights Plan No. 2 subdivision application to subdivide one existing tax parcel (60-174-0176-000) into eight lots. The proposed subdivision also includes portions of two Rights-of-Way and a dedication of Right-of-Way. The proposed subdivision is summarized in the table below.

Existing	Proposed	Acreage
Residual Parcel Northern Lights Plan No. 1 (60-174-0176-000)	Lot A	7.500 acres
	Lot A-1	2.258 acres
	Lot B	6.646 acres
	Lot C	9.579 acres
	Lot D	8.538 acres
	Lot D-1	1.773 acres
	Lot D-2	0.99 acres
	Lot E	6.560 acres
Economy Way ROW	n/a	4.343 acres
Beaver Road ROW	n/a	0.676 acres
Lot 3 Northern Lights Plan No. 1 (60-174-0176.007)	Dedication of ROW	0.019 acres

Most of the subject property is vacant with remnants of former asphalt parking lots. There are three existing, vacant shopping plazas on proposed lots A, C, and D. The properties are zoned C-1 General Commercial.

Application reviewed application for conformance with the Subdivision and Land Development and Zoning Ordinances. The procedures for this type of subdivision are governed by Chapter 163, Article V, Preliminary Plans, and Article VI, Final Plans. As such, the applicant is required to submit the plans and data under sections 163-11 and 163-13. The requirements of Chapter 180 also apply, particularly, the standards found in Article VIII: C-1 General Commercial District.

Representative for PZ Northern Limited Partnership (Shawn Gallagher with Buchanan Ingersoll & Rooney) provided overview of proposed plan and answered questions. One significant question was “what will happen with the Northern Lights identity sign along Route 65?” if the properties are split up and developed as separate units. Mr. Gallagher said he would find out if and what the plans are in that regard and work to have an answer for Borough Council consideration.

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

4. House Numbers: Chairman Blumling received an update from member Kowalski that there has been no activity since the prior meeting.

Motion to adjourn by Chad Pcsolyar, seconded by Don Lang. Motion passes. Meeting adjourned at 8:10 p.m.

Signed James W. Blumling
Chairman

Signed [Signature]
Secretary