

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

DATE: May 6, 2024

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

Absent: D. Carlson, A. Mutschler.

Others present: none.

After review, the minutes from the April 1, 2024, meeting was approved as submitted on a motion by Myron Kowalski. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

1. Application for subdivision by: Bruce Kuhlber – Kuhlber Lot Consolidation Plan (280 Park Street, Freedom, PA 15042). 05-01-24.

The applicant would like to 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-2 Suburban 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 is one comment to address: a statement by the owner dedicating streets, rights of way, and sites for public use is listed on the Application as being included but is not. This should be listed as not included, with "N/A" under the comment field as street dedication is not necessary. The Consultant recommends that the consolidation application be recommended for approval to the Borough Council with the following conditions: The Application is revised to indicate no statement by the owner dedicating streets, rights of way, and sites for public use was received, and that it is not applicable to this project.

Discussion during the meeting regarding the consolidation plan.

Action taken: Motion by Roger Kowal to recommend plan approval (the requested change was made prior to the meeting) to Borough Council. Seconded by Chad Pcsolyar. Motion approved.

2. Application for subdivision by: Francois Bitz Pleasant Hill Plans of Lots (1140 Pleasant Hill Road, Baden, PA 15005). 05-01-24.

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.

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.

Action taken: Motion by Don Lang to recommend that the plan be tabled until applicant or representative is present at the meeting. Seconded by Chad Pcsolyer. Motion approved.

Motion to adjourn by Don Lang, seconded by Myron Kowalski. Motion passes. The meeting was adjourned at 7:45 p.m.

Signed James Blumberg
Chairman

Signed [Signature]
Secretary