

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

DATE: November 4, 2024

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

Absent: D. Carlson.

Others present: Megan and Brendan Miller (representing Pearson Development, 1271 Big Sewickley Creek Road, Sewickley, PA 15143).

After review, minutes of 10/7/24 meeting were approved on a motion by Audrey Mutschler. Seconded by Roger Kowal. Motion approved.

OLD BUSINESS:

1. Application for Land Development: Pearson Development – Patrick Miller (applicant)/Jerry Pearson (owner), 1271 Big Sewickley Creek Road, Sewickley, PA 15143. Tax Parcel Number 600190200000. 09-01-24.

The applicant would like to construct an appliance and home furnishing store on the property. An Application for Land Development and Site Plan was submitted to Borough on September 3, 2024. This Application corrects engineering, Zoning and SALDO-related issues in a previous submission to the Borough. The Application, dated 8/30/2024 as prepared by Gerhart Engineering Co., is to develop an 1.16-acre existing parcel (Parcel ID 60-019-020-0000) into a new-construction appliance and home furnishing store. The property is zoned C-1 General Commercial District. This was an update from a previous plan, received in September 2024 and reviewed on September 3, 2024.

The plan was reviewed for conformance with the Subdivision and Land Development and Zoning Ordinances (SALDO). The procedures for this type of plan, land development, is governed by Chapter 163, Article VI, Section 163-12. As such, the applicant is required to submit the plans and data under Section 163-13. The requirements of Chapter 180 also apply, particularly, the standards found in Article VIII: C-1 General Commercial District.

Based on the initial review and documented in a letter dated September 3, 2024, this development was determined to be not fully in conformance with Zoning and SALDO requirements as it is presented to the Planning Commission. This application contained issues such as the assumption of a gravel parking lot, while the SALDO requires a paved parking lot, issues with the number of spaces, and stormwater concerns.

A second site plan, dated August 30, 2024, was submitted to address these concerns. The plan also addresses issues raised by Shoup Engineering, which were submitted to Economy Borough in a separate letter. The second site plan addresses these concerns and also provides more a detailed drawing of the proposed building. Based on a second review of this updated site plan, additional concerns have been added to this letter. Representatives Megan and Brendan Miller provided an overview of the project.

It was the Planning Commission Consultant's recommendation that the subdivision application be recommended for approval to the Borough Council with the following conditions:

- The checklist that follows the application is not included. This should be included in a revised application.
- The "Zoning Classification" field is filled out incorrectly. It is marked "Appliance or Home Furnishing Store" but should list the current zoning, which is C-1. This should be corrected in a revised application.
- Per §180-82 Off-street loading (5), all loading berths shall have a paved, concrete, or bituminous surface with adequate thickness to support the weight of a fully loaded vehicle. The current site plan proposes a gravel loading area. The loading area should be paved.
- The updated site plan shows a dumpster and trash are surrounded by chain link fence. Solid fencing is

required. The chain link fence should be replaced with solid fencing.

- The dumpster and trash area should be moved within the 25' setback line to meet the minimum rear yard requirements of the C-1 district.
- As Big Sewickley Creek Road is a State Road, either an Highway Occupancy Permit (HOP) or a letter of exemption of such from PennDOT District 11 shall be provided.
- A stormwater management plan has not been provided. Should the change to a paved parking lot result in the requirement for a stormwater management plan, then one shall be provided and approved prior to Council approval.
- Permits for any changes to waterline, storm or sanitary sewer, or regrading are obtained.
- Building permits are submitted and approved for all construction.

Action taken: Motion by Roger Kowal to recommend approval to Borough Council subject to applicant fulfilling conditions outlined on Planning Commission Consultant's letter. Seconded by Audrey Mutschler. Motion approved with one member opposed (Don Lang).

NEW BUSINESS:

1. Application for subdivision by: Robert Schweikert Lot Consolidation Plan (Robert Schweikert, 324 Wallrose Heights Rod, Baden, PA 15005). Tax IDs: 60-175-0116.6 & 60-175-0117. 11-01-24.

Planning Commission Consultant received and reviewed the lot consolidation application to consolidate two existing parcels (tax parcels 60-175-0116.6, 2.876 acres, 60-175-0117, 0.961 acres) into one parcel by removing the lot line and creating a 3.837 lot referred to as "Parcel A" on the map. The property is zoned R-2 Suburban Residential District. The plan submission included the Robert Schweikert Lot Consolidation Application and the Robert Schweikert Lot Consolidation Site Plan.

Based on the Planning Commission Consultant's review, this development is in conformance with Zoning and SALDO requirements and no modifications to the Subdivision and Land Development Regulations or variances to the Zoning Ordinance are required:

The Planning Commission Consultant recommends that the subdivision application be recommended for approval to the Borough Council with no conditions.

There was some discussion.

Action taken: Motion by Don Lang to recommend approval of subdivision application to Borough Council. Seconded by Roger Kowal. Motion approved.

Motion to adjourn by Don Lang, seconded by Chad Pcsolyar. Motion approved. The meeting was adjourned at 7:35 p.m.

Signed James W. Blumenthal
Chairman

Signed [Signature]
Secretary