

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

DATE: October 2, 2023

Present: J. Blumling, S. Kambic (Planning Commission Consultant), M. Kowalski, D. Lang, R. Mutschler, C. Pcsolyar.

Absent: D. Carlson, R. Kowal.

Others Present: Tom Bishop (338/340 Golden Grove Road, Baden, PA 15005), Amanda Peterson (Penn Energy, 1000 Commerce Drive, Pittsburgh, PA 15275).

After one change (add R. Kowal as Present), the minutes from the September 11, 2023, meeting were approved as submitted on a motion by Don Lang. Seconded by Chad Pcsolyar. Motion approved.

OLD BUSINESS:

1. Application for subdivision by: Bishop Subdivision, Patty K. and Thomas J. Bishop, 338/340 Golden Grove Road, Baden, PA 15005. 09-01-23.

Applicant seeking to consolidate three existing parcels (tax parcels 60-175-0115.001, 0.849 acres, 60-175-0115.001, 1.66 acres, and 60-175-0115.002, 0.662 acres) into two parcels noted on the plan as Lot 1 (0.630 acres) and Lot 2 (2.54 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 requirements for this type of subdivision, a consolidation, are included in Article VII, Section 163-16 of Economy Borough's General Legislation. As such, the applicant is required to submit the plans and data under Section 163-15. The requirements in Article VI, Section 180 R-2 Suburban Residential District also apply to the proposed subdivision.

Based on this review, there were three comments to address (need to identify proposed use of land, need to identify names of abutting property owners on the site plan, and missing Letter of Request to modify Subdivision and Land Development Regulations Ordinance (SALDO)). Based on my review of the site plan as provided, modifications to the Subdivision and Land Development Regulations and variances to the Zoning Ordinance may be required:

- As a proposed consolidation of three parcels into two, the submitted plans must include all components listed in Sec. 163-15 of the SALDO.
- According to Sec. 163-20-A-2, flag lots are not permitted. The proposed plan shows that a flag lot will be maintained. The applicant will need to seek a modification per Sec. 163-54 to allow for the flag lot.
- The noted access easement will need to be recorded to provide access to the rear parcel. (Sec. 163-26)

The subject property is in the R2 – Suburban Residential Zoning District. The property must comply with Chapter 180, Zoning, Article VI R-2 Suburban Residential District. Based on an initial analysis, the lot at 340 Golden Grove (Lot 1) may require a variance for lot size if it does not have public sewer and water (minimum lot area for lots without public sewer and water are 1 acre). A variance will be required for side yard setback for the structure on Lot 2. Indicate side setback of accessory garage structure on Lot 1. Per Section 180-70, Special Yard Requirements, detached garages must be at least 10 feet from any side property line.

The group reviewed the proposed plan and there was a discussion of the proposed plan. Due to no applicant representative being present, there emerged more questions than the Planning Commission Consultant was able to answer. Plan tabled at September 2023 meeting.

Discussion with applicant Tom Bishop regarding requested revisions made at the October meeting.

Action taken: Motion by Don Lang recommend approval of proposed plan to Borough Council with the condition that Borough Council grants the modification to the Flag Lot ordinance. Seconded by Chad Pcsolyar. Motion approved.

Motion to adjourn by Chad Pcsolyar, seconded by Don Lang. Motion passes. The meeting was adjourned at 7:30 p.m.

Signed James Blumling
Chairman

Signed [Signature]
Secretary