

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

**DATE: October 7, 2024**

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

Absent: none.

Others present: Amanda Peterson (Stakeholder Relations Manager, Penn Energy Resources, 3000 Westinghouse Drive, Suite 3000, Cranberry Twp., PA 16066).

After review, minutes of 9/9/24 meeting were approved on a motion by Audrey Mutschler. Seconded by Don Lang. Motion approved.

**OLD BUSINESS:**

1. 2024-05 Courtyards at Lakeside Village PRD – Final Phase II Update: Original plan submitted in September 2021 and was known as Courtyard at Lakeside Village by engineering firm Rettew on behalf of Weaver Homes (P.O. Box 449, Mars, PA 16046). 08-01-21.

As summarized previously, the proposal was for 134 units with an average of 1.6 homes per acre as conditional use (PRD). All will be single-family homes and there will be no age restrictions. Weaver Homes representative Brett Schultz was at the September meeting to provide an update to the Planning Commission and to seek approval of Phase II of Courtyards @ Lakeside PRD. Representative Schultz provided an update – of the initial 38 lots offered, 15 have sold thus far. With help from their new engineering firm Gateway Engineers, Weaver has reconfigured the plans to accommodate stormwater and sanitary requirements for an additional 21 lots. This change will enable Weaver to focus on completing the two phases and continue to sell the lots. At the time of the meeting, no comment or review letters had been received by the Planning Commission Consultant or Borough Engineer and therefore the plan was tabled.

**Action taken:** Motion by Audrey Mutschler to recommend plan approval to Borough Council under the condition that applicant satisfactorily addresses requested changes as outlined in both the Michael Baker and Shoup Engineering letters. Seconded by Roger Kowal. Motion approved. (Don Lang abstained).

2. 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. Application got Land Development submitted to borough. Representative Patrick Miller provided an overview of the project. At the time of the meeting, no review letters had been received by Planning Commission Consultant or Borough Engineer.


The applicant did not appear at the meeting. Nothing to review since the last meeting.

**Action taken:** Motion to table by Don Lang. Seconded by Roger Kowal. Motion approved.

**NEW BUSINESS:**

1. Update from Penn Energy: Stakeholder Relations Manager Amanda Peterson provided a brief update on the water withdrawal project at Big Sewickley Creek and the construction of the trucking terminal.

Motion to adjourn by Don Lang, seconded by Audrey Mutschler. Motion approved. The meeting was adjourned at 7:25 p.m.

Signed   
Chairman

Signed   
Secretary