

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

DATE: September 11, 2023

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

Absent: A. Mutschler.

Others Present: none.

After review, the minutes from the August 7, 2023, meeting were approved as submitted on a motion by Don Lang. Seconded by Chad Pcsolyar. Motion approved.

OLD BUSINESS:

1. House Numbers: Planning Commission member Roger Kowal will inquire with solicitor and/or appropriate personnel to see if the Planning Commission can continue the function of providing the house numbers.

NEW 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.

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.

Action taken: Motion by Chad Pcsolyar to recommend tabling the proposed plan until changes were made and presented by applicant's engineer at next meeting – 1) note on plans prior and proposed lot lines, 2) the applicant submits a letter requesting modification to the SALDO detailing the specific modifications requested and the modifications are granted, and 3) the applicant submits a variance request for the side yard setback of the structure on Lot 2 and, if required, Lot 1 lot size and the garage on Lot 1 (if required), and the variance is granted. Seconded by Don Lang. Motion approved.

Motion to adjourn by Roger Kowal, seconded by Myron Kowalski. Motion passes. The meeting was adjourned at 7:50 p.m.

Signed James Blumling
Chairman

Signed [Signature]
Secretary