

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

DATE: September 9, 2024

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

Absent: R. Kowal.

Others present: Patrick Miller (140 Church Road, Wexford, PA 15090), Brett Schultz, Weaver Homes (361 Mars-Valencia Road, Mars, PA 16046).

After review, minutes of 8/5/24 meeting were approved on a motion by Myron Kowalski. Seconded by Don Lang. Motion approved.

NEW 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. Application for Land Development was submitted to the borough. During the meeting, representative Patrick Miller provided an overview of the project. At the time of the meeting, no comment or review letters had been received by Planning Commission Consultant or Borough Engineer.

Action taken: Motion to table consideration of the subdivision by Don Lang. Seconded by Audrey Mutschler. Motion approved.

2. 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 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 today’s meeting to provide an update to the Planning Commission and to seek approval of Phase II of Courtyards at 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.

Action taken: Motion to table consideration of the subdivision by Audrey Mutschler. Seconded by Myron Kowalski. Motion approved (Don Lang abstained).

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

Signed James W. Blumling Signed [Signature]
Chairman Secretary