

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

*DATE: June 6, 2016*

Present: J. Blumling, D. Carlson, D. Lang, R. Loedding (REDACTED), J. Tepsic (Planning Commission Consultant), M. Kowalski, A. Mutschler, B. Meegan, C. Pesolyar.

Absent: R. Kowal.

Others Present: Brandon S. Wiltrout (Gibson-Thomas Engineering co., Inc., 9951 Old Perry Highway, Wexford, PA 15090), Tom Jack (306 Compton Court, Sewickley, PA 15143), Ray Tomaszewski (Economy Borough Assistant CEO).

After review, the minutes from the May 2, 2016 meeting were approved on a motion by Don Lang. Seconded by Chad Pesolyar.

**NEW BUSINESS:**

1. Application for subdivision by: Tom Jack (306 Compton Court, Sewickley, PA 15143) (06-01-16): Planning Commission consultant Tepsic provided an overview of the application of the Beverly Jack Plan to subdivide the property on Howard Road (tax parcel 60-06-303). The application would redraw the parcel boundaries of the existing property to create a new Lot 1 (0.529 acres) and Lot 2 (0.687 acres). The property is zoned R-2 Suburban Residential.

The plan submission included the following:

1. Subdivision Application
2. PNDI Project Planning Environmental Review Receipt
3. Sewer Planning Module Exemption
4. Project Location Map
5. Subdivision Plans
  - a. Recording Plan
  - b. Topographic and Utility Plan

This application was reviewed for conformance with the Subdivision and Land Development and Zoning Ordinances. The procedures for this type of subdivision are governed by Chapter 163, Article VII. As such, the applicant is required to submit the plans and data under Section 163-15. The requirements of Chapter 180 also apply, in particular, the standards found in Article VI: R-2 Suburban Residential District. Based on the review the following item should be considered for revision - the rear yard setback line on Lot 1 is currently drawn at 50'. Based on Chapter 180-70A (*Corner lots shall provide front yards on each street frontage. The remaining two yards shall constitute side yards.*), this rear setback line should be revised to the 20' side yard setback.

Discussion followed with Tom Jack who attended the meeting as a representative of the applicant.

**Action taken:** Motion by Chad Pesolyar to recommend approval to Borough Council of the proposed subdivision pending revision of the rear setback line to the 20' side yard setback. Seconded by Bob Meegan. Motion approved.

2. Application for Taco Bell Development (05-01-160): Planning Commission consultant Lincheck received the revised land development application for Preliminary & Final approval of the PZ Northern Lights, Limited Partnership property on the corner of the Ohio River Boulevard and Economy Way (tax parcel 60-174-0176.01). The application proposes the demolition of the existing fast food building, and the construction of a new Taco Bell (2,527 SF) and associated parking. The parcel was previously used as a Wendy's restaurant (2,550 SF) that has since closed. The existing building and associated paving are to be removed and replaced with a Taco Bell restaurant and parking as shown in the plan application. This property is currently in a C-1 Commercial district.

The plan submission included the following:

1. Land Development Plans
  - c. Sheet No. – EX-1 Existing Conditions Plan

- d. Sheet No. – LD-1 Land Development Plan / Stormwater Management Plan
- e. Sheet No. – LP-1 Landscaping Plan
- f. Sheet No. – UT-1 Utility Plan
- g. Sheet No. – ESC-1 Erosion and Sediment Control Plan
- h. Sheet No. – SD0.0 Sign Plan
- i. Sheet No. – SD1.0 Site Details
- j. Sheet No. – SD2.0 Site Details

After reviewing the revised submission, all the comments from the previous letter dated April 29, 2016 have been addressed.

**Chapter 163 – Subdivision and Land Development:**

- 1) Section 163-11 B: Existing land uses shall be shown for the subject property and adjacent land areas.
  - a. The plans do not state the existing uses of the adjacent properties.  
**Comment: This comment has been addressed**
- 2) Section 163-11 D (2) (e): The North point, date and graphic scale.
  - a. While the plans have a text scale, they do not illustrate a graphic scale.  
**Comment: This comment has been addressed.**
- 3) Section 163-11 D (6): Benchmarks.
  - a. The plans must illustrate benchmarks approved by the Borough Engineer or the description and ties to which all dimensions, angles, bearings and similar data shall be referred.  
**Comment: This comment has been addressed.**
- 4) Section 163-11 D(7): Streets on or adjacent to the tract, including names, right-of-way widths and cartway widths.
  - a. The plans do not illustrate the right-of-way width for Economy Way.  
**Comment: This comment has been addressed.**

**Chapter 180 – Zoning - Article VIII: C-1 General Commercial District**

- 1) Section 180-42: Area and Bulk Requirements
  - a. Sheet LD-1 is missing the building height in the area and bulk requirements table.  
**Comment: This comment has been addressed.**
- 2) Section 180-43: Off-street parking and loading
  - a. A photometric plan should be provided in order to determine the 0.5 footcandle levels are met in the parking areas.  
**Comment: This comment has been addressed.**
- 3) Section 180-69: Buffer areas and landscaping
  - a. Sheet LP-1 Landscaping Plan states that there are two existing trees along Beaver Road that will remain. There is also a third tree along this road. Please note on the plans that this tree will remain as well.  
**Comment: This comment has been addressed.**
  - b. Sheet LP-1 Landscaping Plan does not illustrate any landscaping between the parcel in question and the adjacent lot (tax parcel 60-174-0176.000). There are currently 6 trees planted in this area. The plans should be updated to reflect the current conditions and note that these trees will remain.  
**Comment: This comment has been addressed.**

- c. Sheet LP-1 Landscaping Plan does not illustrate the large pine tree currently located in front of the former storage shed and concrete pad. The plans should illustrate the existing tree and note if the tree is to be removed or to remain.

**Comment: This comment has been addressed.**

Discussion followed.

**Action taken:** Motion by Don Lang to recommend approval to Borough Council of the revised Taco Bell Land Development plan. Seconded by Bob Meegan. Motion approved.

**NEW BUSINESS:**

1. Grading Permits: Consultant Lincheck distributed ordinance used in Moon Township. Group to review and will be discussed at the July meeting.
2. Mobile Home Ordinance: Consultant Lincheck prepared a draft ordinance which would be applicable to new mobile home parks. This will be discussed at the July meeting.
3. House Numbers: Myron Kowalski reported that house numbers assigned for Village of Bradford Park – 18 townhomes and 16 quad homes (4 residences on a pad). Numbers assigned were even numbers 100-162 for the 34 rental units on Rosemary Lane.

Motion to adjourn by Chad Pcsolyar, seconded by Don Lang. Motion passes. Meeting adjourned at 7:50 p.m.

Signed \_\_\_\_\_  
Chairman

Signed \_\_\_\_\_  
Secretary