

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

DATE: December 5, 2016



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

Absent: D. Lang.

Others Present: Ray Tomaszewski (Economy Borough Assistant CEO).

After review (one correction), the minutes from the November 7, 2016 meeting were approved on a motion by Dick Loedding. Seconded by Chad Pcsolyar.

OLD BUSINESS:

1. Application for subdivision by: Shaffer Plan of Lots (Edith & Lloyd Shaffer, 340 Golden Grove Road, Baden, PA 15005) (11-01-16). The applicant proposes to redraw the parcel boundary between tax parcels 60-175-112 (Lot 2 – 5.628 AC) and 60-175-112.2 (Lot 1 – 3.841 AC). After the lot revisions, Lot 1 will be 5.101 AC and Lot 2 will be 4.368 AC. The properties are zoned R-2 Suburban Residential District.

Prior to the November meeting, Planning Commission Consultant Lincheck had reviewed this application 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 his review there are no comments to be addressed.

Proposed plan was discussed at the November meeting. It was pointed out that the labeling of specific roads and lots in the plan area was thought to be not correct and thus needed to be reviewed in detail and changed, as required.

Since the meeting, Chairman Blumling checked with Borough Engineer Shoup regarding the PLAN. As it turns out, the plan was drawn correctly. There was one change – the road changes name to Wallrose Heights Road at the property line.

Action taken: Motion by Bob Meegan to recommend plan approval to Borough Council as submitted. Seconded by Dick Loedding. Motion approved.

NEW BUSINESS:

1. Application for subdivision by: Wilma Mattern Plan of Lots (Ron Mattern, 14040 West Chester Road, Springsboro, PA 16435) (12-01-16). The applicant proposes to redraw the parcel boundary between tax parcels 60-29-398.2 (Lot 2) and 60-29-399 (Lot 1). After the lot revisions, Lot 1 will be 1.379 acres and Lot 2 will be 0.882 acres. Lot 1 is zoned R-3 Limited Residential District and Lot 2 is zoned R-2 Suburban Residential District.

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, and Article VII: R-3 Limited Residential District. Based on the review the following comment should be addressed:

Chapter 180 – Zoning – Article VII: R-3 Limited Residential District Section 180-35.B.1 Area and Bulk Requirements – Minimum Lot Frontage Width. The minimum lot frontage width within an R-3 District is 100 feet. Lot 1 is currently drawn with a 93.77 foot frontage. The parcel boundaries need to be redrawn to meet the 100 feet minimum width.

Action taken: Motion by Dick Loedding to reject the plan as submitted as it does not meet the criteria for zoning. Seconded by Roger Kowal. Motion approved.

2. Solar Panel Ordinance: It was brought to the Planning Commission's attention that there is some confusion emanating from section B – Design and Installation. After discussion, it was the group's consensus to change the language to make it easier to understand.

Action taken: Motion by Bob Meegan to change section B (2) language to: "A building- mounted system shall be installed such that no solar facility will not cover more than 50% of the total roof area covered by the facility ".
Seconded by Roger Kowal. Motion approved.

3. **Proposed Grading Ordinance:** Group discussed the ordinance and, in particular, focused on changes proposed by members Lang and Meegan. There was much discussion with the consensus of the group to have members Meegan, Lang and Planning Commission Consultant Lincheck or Tepsic review the proposed ordinance in detail and re-present at the January 2017 meeting.

4. **House Numbers:** Myron Kowalski reported no activity since last meeting.

5. **Reappointments:** Chairman Blumling informed group that he and Myron Kowalski were reappointed by Borough Council to 4-year terms.

Motion to adjourn the meeting by Roger Kowal. Seconded by Audrey Mutschler. Motion passes. Meeting adjourned at 7:45 p.m.

Signed _____
Chairman

Signed _____
Secretary