

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

DATE: Jan. 4, 2021

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

Absent: none.

Others Present: Travis Cavanaugh (Asst. Borough Manager/Secretary), Jake Thomas (Borough CEO), Bryan Koehler (Economy Grange, 2802 Conway Wallrose Road, Baden, PA 15005); Nick Fore (Cross Development, 9461 Kenwood Road, Cincinnati, OH 45242); Mike Haberman (Gateway Engineers, 100 McMorris Road, Pittsburgh, PA 15205); Ed Moore (Sheffler & Company, 1712 Mt. Nebo Road, Sewickley, PA 15143); Dion McMullen (Londonbury Homes - Economy Partners LP, 432 Jane Street, Carnegie, PA 15106).

REORGANIZATION OF PLANNING COMMISSION

The Chairman asked for nominations for Chairman, Vice-Chairman, and Secretary.

Member Myron Kowalski motioned that all current officers be retained: Chairman – Jim Blumling, Vice-Chairman – Dick Loedding and Secretary – Dave Carlson. Seconded by Don Lang. Motion approved.

Motion by Audrey Mutschler to reappoint Michael Baker as Planning Commission consultant. Seconded by Chad Pcsolyar. Motion approved.

Meeting dates were also re-confirmed during the meeting. The general rule is that the Planning Commission meetings are the first Monday of the month; when there are holidays, they move to the second Monday of the month (July and September for 2021).

After review, the minutes from the December 7, 2020 meeting were approved as submitted on a motion by Audrey Mutschler. Seconded by Roger Kowal. Motion approved.

NEW BUSINESS:

1. Koehler Plan (Application for Subdivision by: Bryan Koehler, Economy Grange, 2802 Conway Wallrose Road, Baden, PA 15005) 01-01-21. Applicant seeks to combine two lots into one. The applicant had previously sought and received approval for the Economy Borough Zoning Hearing Board for an Exception requesting a change in use of the property as a neighborhood restaurant and/or coffee shop (ZHB decision 11/12/20).

The Beaver County Planning Commission's review was discussed. There was also discussion regarding the submitted drawings. There was consensus that all prior issues had been addressed during the ZHB hearing.

Action taken: Motion by Audrey Mutschler to recommend approval of the proposed lot with the condition that the final plan drawings be revised to put setback and lot lines. Seconded by Don Lang. Motion approved.

2. Dollar General – Freedom Plan (Application for Land Development Plan by: Nick Fore, Cross Development, 9461 Kenwood Road, Cincinnati, OH 45242). 01-02-21. Representative of Dollar General presented a proposed development plan for 1.6 AC Candlelite property at 2155 Conway Wallrose Road, Freedom, PA 15042. Plan consists of construction of a 9,100 S.F. retail store with associated improvements. Planning Commission reviewed comments on proposed plan received by Planning Commission Consultant Lincheck and by Borough Engineer. Many key issues identified and discussed – 1) engineering issues, 2) storm water control, 3) PA DOT Highway Occupancy permit needed, 4) night lighting – how handle to minimize impact on nearby residents, and 5) frequency and time duration of deliveries. These and other items will be addressed in applicant's response.

Action taken: Motion by Dick Loedding to table the proposed development until the next meeting so that Borough Engineer's comments can be addressed. Seconded by Bob Meegan. Motion approved.

3. Economy Landings (Application for PRD Subdivision by: Londonbury Homes, 534 Washington Street, Carnegie, PA 15106). 01-03-21. Applicant is proposing PRD located on 69.36 AC on Wallrose Heights Road. Zoned R-2 Suburban Residential, proposed plan will be built in two phases – 44 single-family homes in Phase I and 94 single family homes in Phase II for a total of 134 single-family homes. There will also be road construction and recreational and other common facilities for the residents (initially will be a clubhouse near the plan main entrance). There are two entrances noted – one primary (full access) and one gated emergency entrance. There will be 3 designated Parklets whose usage as noted by the applicant's engineer is to be determined by the future resident's HOA. The group reviewed the two rounds of comments by Planning Commission Consultant Lincheck, Brough Engineer Shoup and one round of comments by Beaver County Planning Commission. All issues have been addressed in second round of comments and Borough Engineer is awaiting additional documentation to complete the required conditions as outlined in 12/31/20 letter. As this is a PRD, there will be a public comment session scheduled after Borough Council approval. It was noted that planning is underway for construction of a plan-specific sanitary sewer pump station to serve the plan's needs. Additional discussion followed.

Action taken: Motion by Roger Kowal to recommend approval to Borough Council pending conditions being met as outlined in Borough Engineer's 12/31/20 letter. Seconded by Chad Psolyar. Motion approved.

4. House Numbers: Myron Kowalski reported two new house numbers assigned:
- ✓ Parcel 60-174-0128.002 – 2843 Ridge Road Extension.
 - ✓ Parcel 60-174-0128.000 – 1129 Phillips Street (Kelsey Monroe).

Motion to adjourn by Bob Meegan, seconded by Don Lang. Motion passes. Meeting adjourned at 8:05 p.m.

Signed _____
Chairman

Signed _____
Secretary

**ECONOMY BOROUGH PLANNING COMMISSION
MEETING DATES FOR 2021**

January 4, 2021

February 1, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

July 12, 2021

August 2, 2021

September 13, 2021

October 4, 2021

November 1, 2021

December 6, 2021

Note: First meeting in 2022 – January 3, 2022