

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

DATE: July 12, 2021

Present: J. Blumling, D. Carlson, M. Kowalski, D. Lang, R. Loedding, A. Mutschler, B. Meegan, C. Pcsolyar.

Absent: R. Kowal, M. Lincheck (Planning Commission Consultant).

Others Present: Brett Schultz, VP Development (Weaver Homes, P.O. Box 449, Mars, PA 16046), Carol Schomaker (105 Grove Hill Road, Baden, PA 15005).

After review, the minutes from the June 7, 2021 meeting were approved on a motion by Don Lang. Seconded by Myron Kowalski. Motion approved.

NEW BUSINESS:

1. Application for subdivision by: Williamson Lot Consolidation Plan, 2065 Big Sewickley Creek Road, Sewickley, PA 15143). 07-01-21.

On June 10, 2021, Baker received the subdivision application of the Williamson Lot Consolidation Plan to combine tax parcels 60-185-116.1 and 60-185-116.2 into a new parcel totaling 2.706 acres. The properties are zoned R-2 Suburban Residential District and C-1 Commercial.

Planning Commission Consultant Lincheck 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 and Article VIII C-1 General Commercial District. Based on the review, there are no comments to address. After review, Baker recommends that the Subdivision Application be recommended for approval to the Borough Council with the condition to address any comments the Economy Borough and Beaver County Planning Commissions may have.

Action taken: Motion by Don Lang to recommend plan approval to the Economy Borough Council. Seconded by Bob Meegan. Motion approved.

2. Preliminary Plan Review – Weaver Homes Planned Residential Development on Pfaff Road: Company representative Brett Schultz provided an overview of the conceptual plan as the company has a sales option with the current landowner of 82.5 AC. Property is currently zoned R-2. They are going to pursue a conditional use (PRD option). Proposal is for 134 units with an average 1.6 homes per acre. All will be single-family homes and there will be no age restrictions. As part of the plan, they are proposing a new point of access in Conway Wallrose Road. Sidewalks will be present on both sides of the streets within the plan. Sewage (EBMA) and water (AWA) with existing providers. Mr. Schultz anticipates a formal plan presentation at the Planning Commission’s August meeting.

3. House Numbers: Myron Kowalski reports one new house number assigned – Parcel 60-016-0112-002 will be 2920 Ridge Road.

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

Signed _____
Chairman

Signed _____
Secretary