

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

DATE: September 13, 2021

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

Absent: M. Lincheck (Planning Commission Consultant), A. Mutschler.

Others Present: Carole Schomaker (105 Grove Hill Road, Baden, PA 15005), Rosanne Rodgers, Regional Manager (Rettew, One Robinson Plaza, 6600 Steubenville Pike – Suite 200, Pittsburgh, PA 15205), Brett Schultz, VP Development (Weaver Homes, P.O. Box 449, Mars, PA 16046), John St. George (24 Myrtle Hill Road, Sewickley, PA 15143).

After review, the minutes from the August 2, 2021 meeting were approved on a motion by Dick Loedding. Seconded by Bob Meegan. Motion approved.

OLD BUSINESS:

Application for Subdivision by: Courtyard at Lakeside Village (Rettew on behalf of Weaver Master Builders (P.O. Box 449, Mars, PA 16046). 08-01-21.

As summarized previously, the property is currently zoned R-2. Proposal is 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. 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.

Representatives from Weaver Homes and the engineering firm Rettew provided an overview of the subject plan located at the northwest intersection of Pfaff Road and Conway Wallrose Road. Response letter from Borough Engineer Shoup was received and reviewed during the meeting.

Brett Schultz indicated that neither Weaver Homes nor Rettew have no objections with the issues raised and, where noted, accompanying solutions raised in the Borough Engineer's response letter.

Schultz noted that there will be an earth work and a road work phase done in response to demand (he estimates that there will be three phases of earth work). There was also brief discussion of an 8/31/21 comment letter from Planning Commission Consultant Lincheck.

Action taken: Motion by Roger Kowal to recommend approval to Borough Council pending all comments addressed in the 9/13/21 Borough Engineer letter and approval from the Beaver County Planning Commission meeting scheduled for 9/21/21. Seconded by Bob Meegan. Motion approved. Note: Don Lang abstained

NEW BUSINESS:

1. Inquiry Regarding Former Ridge Road School Site: Mr. John St. George is owner of a company named Lettuce Ladies and was at the meeting to let it be known that his company is interested in buying the former Ridge Road School site to use as a farm growing lab. His company grows microgreens and lettuce which they sell locally to Giant Eagle and other retailers. They have outgrown the capacity of their current site in Ambridge thus are seeking a new location. A vertical farm use would need to be evaluated given the location and current zoning status. It was agreed that Chairman Blumling will follow-up with Planning Commission Consultant Lincheck on options and available course of action to permit a farming use.

2. Application for Subdivision by: Ludwig & Mueller Plan of Lots (Eileen Gross, 114 Rose Street, Baden, PA 15005). (09-01-21). The subdivision application of the Ludwig & Mueller Plan of Lots is to relocate the parcel boundary between tax parcels 60-25-210.2 (1.437 acres) and 60-25-210 (.691 acres) into two properties labeled Lot 2R (1.298 acres) and Lot 3R (0.830 acres) on the Site Plan. The properties are zoned R-2 Suburban Residential District.

Action taken: Motion by Bob Meegan to recommend plan approval to Economy Borough Council. Seconded by Roger Kowal. Motion approved.

3. Proposed Rezoning Application by: Linda and Frank Hernandez, 1382 Harmony Road, Baden, PA 15005. Application received at Borough office requesting that Planning Commission approved request to change zoning of property owner to R-A so that they can board chickens. At time of meeting, request had not been reviewed by Planning Commission Consultant.

Action taken: Motion by Dick Loedding to table the application until next month's meeting. Seconded by Chad Pcsolyer. Motion approved.

4. Lot Line Consolidation by: Lisa A. and William P. Bjelivuk, 200 Campbell Drive, Sewickley, PA 15143. This request was received at the Borough office, but no review had been completed by Planning Commission Consultant prior to the meeting.

Action taken: Motion by Dick Loedding to table the application until next month's meeting. Seconded by Bob Meegan. Motion approved.

5. House Numbers: Myron Kowalski indicates no activity to report.

Motion to adjourn by Don Lang, seconded by Dick Loedding. Motion passes. Meeting adjourned at 7:55 p.m.

Signed _____
Chairman

Signed _____
Secretary