

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

**DATE: October 4, 2021**

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

Absent: R. Loedding.

Others Present: Jesse Smith (885 Conway Wallrose Road, Baden, PA 15005), Amanda Peterson (Penn Energy, 100 Commerce Drive, Pittsburgh, PA 15275).

After review, the minutes from the September 13, 2021, meeting were approved on a motion by Don Lang. Seconded by Chad Pcsolyar. Motion approved.

**NEW BUSINESS:**

**Inquiry from Resident Regarding Potential Property Purchase:** Regarding property located on Primrose Lane (primarily behind Tevebaugh), Jesse Smith indicated that he and his wife are considering purchasing a parcel for their potential development. During the meeting, the property he is considering purchasing was looked up on a GIS map via the Planning Commission Consultant's computer. Subject property currently zoned R-2. It was noted that right-of-way(s) is(are) permitted via the subdivision unless the road is brought up-to Borough specifications. Based on this input, Mr. Smith indicated that he will be pursuing this property and more details will be forthcoming.

**OLD BUSINESS:**

1. **Proposed Rezoning Application by:** Linda and Frank Hernandez, 1382 Harmony Road, Baden, PA 15005. 10-01-21. Application received at Borough office requesting that Planning Commission approve request to change zoning of property to R-A so that they can board chickens. On 9/24/21, Planning Commission Consultant Lincheck received the zoning amendment request for the applicant to rezone their existing property (Tax Parcel 60-174-0121.001), currently zoned R-2 and R-A, to only R-A.

The application was reviewed for conformance with the Zoning Ordinances. The procedures for this type of subdivision are governed by Chapter 180, specifically the standards found in 180-115: Procedure for Amendments. Based on review, there are no comments to address. The rezoning of the property to be entirely R-A is consistent with the neighboring properties within the Borough.

**Action taken:** Motion by Don Lang to recommend plan approval to Borough Council. Seconded by Roger Kowal. Motion approved.

2. **Lot Line Consolidation by:** Lisa A. and William P. Bjelivuk, 200 Campbell Drive, Sewickley, PA 15143. 10-02-21. On October 4, 2021, Baker received the subdivision application of the Bjelivuk Lot Line Consolidation Plan No. 2 to remove the parcel boundary between tax parcels 60-185-0227.12 (2.9954 acres) and 60-185-0227.13 (2.176 acres) into one property labeled Lot No. 1 (5.172 acres) on the Site Plan. The properties are zoned R-2 Suburban Residential District.

On October 4, 2021, Baker received the subdivision application of the Bjelivuk Lot Line Consolidation Plan No. 2 to remove the parcel boundary between tax parcels 60-185-0205.002 (0.941 acres) and 60-185-0205.001 (1.1117 acres) into one property labeled Lot No. 1 (2.0598 acres) on the Site Plan. The properties are 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 the standards found in Article VI: R-2 Suburban Residential District. Based on review, there are no comments to address.

3. Inquiry Regarding Former Ridge Road School Site: As follow-up to Mr. John St. George's visit last month, the Group discussed possible options for Mr. St. George to consider in his plan to purchase the former Ridge Road School site for use by his business, Lettuce Ladies, LLC. Planning Commission Consultant Lincheck reviewed the background discussed at the last meeting and offered a suggested action plan.

In looking through the Zoning Ordinance, Planning Commission Consultant Lincheck suggested that the best approach would be renovating the school for a single-family home with a no-impact home-based business as an accessory use. This is a permitted principal and accessory use for the property. The applicant will most likely have to apply for a variance with the Zoning Hearing Board though, as a non-impact home-based business should not occupy more than 25% of the dwellings habitable floor area, which it is assumed may be needed given the number of grow rooms vs. living area.

Below is a copy of the zoning ordinance for a no-impact home-based business:

**§ 180-78 No-impact home-based business.**

All no-impact home-based businesses, as defined herein, shall comply with the following:

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. The business shall employ no employees other than family members residing in the dwelling.
- C. There shall be no display or sale of retail goods and no stockpiling of inventory of a substantial nature.
- D. There shall be no outside appearance of a business use, including, but not limited to, parking, signs, or lights.
- E. No on-site parking of commercially identified vehicles shall be permitted.
- F. The business activity shall not use any equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, that is detectable in the neighborhood.
- G. The business activity shall not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- H. The business activity shall be conducted only within the dwelling and shall not occupy more than 25% of the habitable floor area of the dwelling.
- I. The business shall not involve any illegal activity.
- J. The business shall register annually in January of each year with the Zoning Officer or his or her designated representative to demonstrate continuing compliance with these regulations.

Note that the suggested action plan was communicated to Mr. St. George via email following the meeting. It is expected that Mr. St. George will seek a variance for two items: the square footage not exceeding 25% of the total building footprint and the fact that the company has a few part-time employees. It is expected that Mr. St. George will contact the borough manager and a representative from the Zoning Hearing Board to start the application process.

4. House Numbers: Myron Kowalski reported that a new house number was assigned to parcel 60-029-0394. The address will be 2388 Ridge Road Ext., Ambridge, PA.

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

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

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