

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

DATE: November 1, 2021

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

Absent: none.

Others Present: Ed Moore (Sheffler & Co., 1712 Mt. Nebo Road, Sewickley, PA 15143), Dion McMullen (Londonbury Homes – Economy Partners, LP, 534 Washington Street, Carnegie, PA 15106).

After review, motion by Audrey Mutschler to approve the minutes from the meeting of October 4, 2021 as submitted. Seconded by Don Lang. Motion approved.

OLD BUSINESS:

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. All issues were 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. followed. At the December 2020 meeting, a motion was approved to recommend proposed preliminary plan be approved by Borough Council. After public hearing, the plan was conditionally approved by Council earlier in 2021.

At the 11/1/21 meeting, Project Manager Ed Moore reviewed the updated project drawing and provided a status update on the permits issued thus far. He mentioned that they are also applying for a PA Department of Transportation HOP permit. Sewer planning with the EBMA is also underway as the developer will be putting in a pump station to support the project. He also let the Planning Commission know that the builder will be Fox Lane Homes (principals are two people that split off from Traditions of America). With approval expected to be granted from the Borough Council by the end of 2021, developer McMullen expects road paving for Phase I (44 lots) to begin in spring 2022.

Action taken: Motion by Roger Kowal to recommend final plan approval to Borough Council conditioned on the final application meeting Borough Engineer’s comments as outlined in 10/23/21 letter. Seconded by Chad Pcsolyer. Motion approved. Note that Don Lang abstained.

NEW BUSINESS:

1. House Numbers: Myron Kowalski reported no activity.
2. Planning Commissioner Terms: Chairman Blumling reported that the terms of 3 current members are up for renewal at the end of 2021 – Audrey Mutschler, Roger Kowal and Richard Loedding. After discussion, Audrey Mutschler and Roger Kowal will accept reappointment; Richard Loedding would like not to be reappointed. Chairman Blumling will inform the Borough Manager of the member’s wishes.

Motion to adjourn by Bob Meegan, seconded by Myron Kowalski. Motion approved. Meeting adjourned at 7:45 p.m.

Signed _____
Chairman

Signed _____
Secretary