

**New Sewickley Township
Planning Commission
233 Miller Road
Rochester, Pa 15074**

Chairman Albert Horn

**Vice Chairman Ed Eisenbrown
Secretary Jenny Fessler**

**MINUTES
March 17, 2022**

March 17, 2022 the New Sewickley Township Planning Commission held its regular monthly meeting at the Township Municipal Building. Secretary Jenny Fessler called the meeting to order at 6:30 p.m. Present were:

Planning Commission Members: Gary Braun, Art Craig, Mike Phipps and Ed Majors

Absent: Chairman Al Horn and Vice-Chairman Ed Eisenbrown

Township Officials: Secretary Lawrie Borgman, Manager Brian O'Malley and Township Planner Joanne Shelly

Guests: Larry Hough, Amanda Peterson, Mike Loschinsky, Tori Loschinsky, Laura Dengel, Lou Delebosich and Dolores Selby

Pledge: The Pledge of Allegiance was recited.

Opening Comments

Jenny Fessler stated that Chairman Horn and Vice-Chairman Eisenbrown were unable to attend the meeting and she would be the acting Chairman.

Zoning Hearing

Manager O'Malley reported the application for a Zoning Hearing on April 26 was withdrawn. They were requesting stand alone solar panels and decided to install a roof mount system.

Amendments to Agenda

Motion by Fessler to add "New Liaison Between Zoning Hearing Board and the Planning Commission" under 11. Discussion, item b, seconded by Phipps. Vote of 4-0 in favor.

Minutes

Motion by Phipps to accept the February 17, 2022 meeting minutes as written, seconded by Majors. Vote of 5-0 in favor.

Dolores Selby inquired as to why the Planning Commission minutes are not posted on the Township website and requested, they be posted. Jenny Fessler said they would discuss her request.

Laura Dengel asked if the comments from Brittney Eisenbrown were in the minutes. Gary Braun stated it was and read what was written.

Old Business

Conservation District MS4 Program

Mike Phipps reported on the Conservation District meeting held in February at the Grange regarding MS4 fee reductions for large landowners and farmers. It was a good educational tool showing ways to lower the MS4 fees and also helped the Township with the permit requirements.

Phipps also reported the first project in the permit is well underway at Green Valley Park and the second project will be in the Unionville area.

Manager O'Malley thanked the Conservation District for putting on the program.

Zoning Hearing Monroy

Ed Majors reported on a Zoning Hearing for 147 Freedom Crider Road. The property was subdivided prior to the purchase. Mr. Monroy removed the house and requested a permit to build an 80 X 40 building and asked for a variance. The request was granted.

Manager O'Malley further explained his request met the hardship requirement as it was just short of the required square footage required to build on the lot.

Mary Hacker Waddell & Family Subdivision

Lawrie Borgman reported she received notice from Jeff Winkle that he was able to test all septic systems and would be sending his signed report to be sent to the DEP for the non-build waiver request.

Minzenberg/Landis Plan of Lots Revision

Manager O'Malley reported the DEP had denied the planning module based on the slope and lack of property for a back up system. The Township has not been notified of the plans to move forward.

Weaver Homes Sewage Planning Module Update

Manager O'Malley reported the response and letter discussed at the February Planning meeting was submitted along with all comments received. He has not heard anything else to date.

Larry Hough Noise Complaint Update

Manager O'Malley reported Officer Kopaz was investigating the complaint and had met Mr. Hough at his home a couple times. The noise does not go over the Ordinance decibel at the mailing center's property line. He added that noise complaints can be difficult, but he will continue to search for ways to help Mr. Hough.

Mr. Hough stated the problem is the noise is strictly tonal and the Township Ordinance doesn't cover tonal noises.

Ordinance Review

Ordinance No. 224 – Green Valley Park

Jenny Fessler stated she spoke with Chairman Horn and received comments from he and Ed Eisenbrown. Ed Eisenbrown said he is comfortable with the idea of alcohol at the park as long as restrictions are put in place. Chairman Horn is also in favor of alcohol at the park with restrictions. He feels since the park is paid for with taxpayer money it should be available for everyone to use.

Mike Phipps stated he has problems with eliminating alcohol completely, especially for wine tasting and sales at Community Days. He feels residents of New Sewickley who have a wine business should be able to sell their products at the event. He also said there was interest to hold a Freedom Class Reunion at the park and after they found out alcohol is not permitted, they rented elsewhere.

Art Craig asked why the Board denied the request because the Ordinance as it stands allows use with Board of Supervisor approval.

Mike Phipps commented that the Ordinance from Moon Township was good. He likes fees being place for larger events and would want the input of Chief Leindecker for larger events. He stated the Planning Commission needs to decide if they want to rewrite the ordinance or deny any alcohol use at the park.

Art Craig stated he is not against it, but doesn't want the Planning Commission to waste time on something that will be denied. He asked if the reasons for the denial were known. Manager O'Malley said he could not speak as to why it was voted down. It was a 3-2 vote. He also stated he felt if there were guidelines or ranges placed the Board may be more likely to hear them out.

Ed Majors stated he is not opposed to alcohol at the park with appropriate guidelines.

Jenny Fessler said she feels if an ordinance has more details it may help.

Manager O'Malley suggested the planning commission make a motion to authorize the manager to work with Joanne Shelly and LSSE to work on a draft ordinance for the Planning Commission's review.

Mike Loschinsky stated there are many parks and places one can go that are geared to kids and also serve alcohol. He would like to see something set up that would not require permission each time from the Board of Supervisors.

Laura Dengel commented on the Young Lungs at Play signs at the park and if they would be permitting smoking along with the alcohol. She also asked if the police would be watching for smoking. Mike Phipps stated the park will continue to be smoke free. Ms. Dengel then inquired if Brady's Run Park permitted alcohol in all areas of the park. Mike Phipps and Jenny Fessler both stated alcohol is permitted at Brady's Run Park as long as the music isn't too loud. Jenny Fessler said the Planning Commission had no intention of making it a free for all and will recommend restrictions.

Motion by Phipps to authorize the Township Manager to work with Joanne Shelly and LSSE to draft an updated ordinance with restrictions to give to the Planning Commission for discussion over the next couple of months, seconded by Braun. Vote of 5-0 in favor.

Discussion

Pond Work

Amanda Peterson of Penn Energy reported they are planting at B22 and the pond was removed on B25 and they will be paving the driveway soon.

Manager O'Malley asked Amanda to make sure she contacts him before paving the driveway, as a driveway permit is required.

Liaison to Zoning Hearing Board

Motion by Fessler to appoint Ed Majors as the liaison between the Planning Commission and the Zoning Hearing Board, seconded by Craig. Vote of 5-0 in favor.

Closing Comments

Laura Dengel said at the last meeting the engineer had stated they were looking at other areas for the sewage plant and asked what was found. Joanne Shelly said Kevin Brett stated there is a potential to investigate, but they have not been directed by the Township to do so.

Dolores Selby asked if there is a back-up in the plan.

Manager O'Malley said the information was submitted for review.

Laura Dengel asked if anyone was aware of a municipal vehicle with Rettew at McCoy's property. Manager O'Malley stated he was unaware of anyone from the Township being at the property.

Laura Dengel inquired about bonding the road should the permit be approved. She expressed concerns over traffic and large vehicles traveling over the road. She stated a study should be performed by an outside professional to set a baseline for bonding.

Mike Phipps stated that will all come in time and those things haven't been discussed yet.

Manager O'Malley stated the SALADO has protections in place and has mentioned the idea of a traffic impact fee in the past.

Joanne Shelly stated that would be part of a developer's agreement.

Laura Dengel stated she thinks since we are in an early planning process bonding should be discussed. She stated if we were to duplicate Cranberry Township, they do not have any baselines set by a professional.

Mike Phipps stated the Township relies on the Township Engineer for direction to help with the process.

Dolores Selby asked for confirmation that the engineers did not review the module. Joanne Shelly explained the initial step is just to verify if a planning module can be considered. The state will decide if they can move forward with the plan. Joanne went on to explain in detail the process that will occur during the development and when LSSE would be involved in that process.

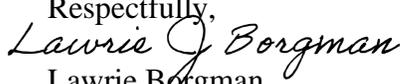
Laura Dengel questioned if the Planning Commission had reviewed the questionnaire and attachments before it was sent. She expressed concern that attachments were not numbered correctly and felt it was incomplete. Jenny Fessler stated the Planning Commission approved the submission, but did not see the completed document until after it was sent. She added that all of the information was included and apologized for the mistakes in the numbering.

Dolores Selby stressed the importance of things being done correctly.

Jenny Fessler explained that the Planning Commission has had other developments and that they take it very seriously and also take the feelings of Township residents very seriously. The Planning Commission will keep residents' thoughts and opinions in mind while following the rules that are in place.

Adjourn

A motion was made by Phipps to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting was adjourned at 7:42 p.m.

Respectfully,

Lawrie Borgman
Township Secretary