

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

Chairman Albert Horn

**Vice Chairman Ed Eisenbrown
Secretary Jenny Fessler**

**MINUTES
April 21, 2022**

April 21, 2022 the New Sewickley Township Planning Commission held its regular monthly meeting at the Township Municipal Building. Chairman Al Horn called the meeting to order at 6:30 p.m. Present were:

Planning Commission Members: Vice-Chairman Ed Eisenbrown, Secretary Jenny Fessler, Gary Braun, Art Craig, Mike Phipps and Ed Majors

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

Guests: Amanda Peterson, Sandra Faricellia, Laura Dengel, Mike Loschinskey, Tori Loschinskey, Mike Petruska, Deana Anzio, Robert Anzio and Nate August

Pledge: The Pledge of Allegiance was recited.

Opening Comments

Cohen Group – Communications Towers

Manager O'Malley stated he does not have any updates at this time. Cohen Group is working on a draft. The process has been slowed as a result of them representing another municipality with a lawsuit. Manager O'Malley explained that the small cell towers are allowed on utility right-aways. Chairman Horn would like to know if the Township can restrict the type and height of the poles they are on and the amount of right-way they can use.

Manager O'Malley received a request from Borrego Solar to attend the next planning meeting. They would like to present what they are looking to do prior to applying for a variance. Chairman Horn said if they will take under 20 minutes, they could attend any meeting. However, if they need additional time; they will need to push their presentation to June or July.

Amendments to Agenda

Laura Dengel asked if the Planning Commission had any opposition to the meeting being put on Facebook Live for those unable to attend the meeting to be able watch. Chairman Horn stated they do not want the meeting filmed, and would like to consult legal council on the matter. Manager O'Malley stated there are not any requirements to provide video of meetings, only to have an advertised public forum. Ed Eisenbrown asked if

the recording would be live or something that would be able to be edited. Ms. Dengel stated it would be live-streamed over Facebook.

Chairman Horn asked Joanne Shelly if she was aware of the rules of the Planning Commission on video taping. She said only that they provide a public forum and provide meeting minutes to anyone who makes a request. There are some municipalities who provide their own live video of the meetings, but it isn't the most popular method. It is her understanding the Township is able to deny the request unless everyone in the room has agreed to be filmed.

Chairman Horn stated again that filming would not be permitted until they receive the advice of the Township Solicitor.

Mike Phipps asked for confirmation that meeting minutes are not required to be given out until after board approval. Joanne confirmed that is correct.

Gary Braun asked if anything has been done with the cell tower on Fritsch Farm. Manager O'Malley said they had applied for something but hasn't notice anything yet. He will look into it.

Mike Petruska stated his father owned the farm on Klein Road and he is one of 4 named trustees. He asked to state for the record that he is opposed to the development and the land should be preserved for his family and future generations. He also wanted to state his opposition to the house and barn being demolished.

Chairman Horn explained the Planning Commission has nothing to do with a sale of property in the Township. Chairman Horn explained a plan hasn't been presented and that Weaver Homes has only sent a request to the DEP for consideration. Chairman Horn also stated who his family sells the property to is a family matter.

Minutes

Motion by Craig to accept the March 17, 2022 meeting minutes as written, seconded by Majors. Vote of 6-0 in favor.

Preliminary Plans

Sandy Faricella – 1525 Pine Run Road

Sandy Faricella presented a request to consolidate two lots into one to build a detached garage. Each lot is a half-acre in size.

Chairman Horn stated since the County is requiring a full plan, she'll need to have the land surveyed and return to the next Planning meeting for approval. Chairman Horn also reminded her if they would be putting in a new driveway, a permit is required from the Township.

Ordinance Review

Ordinance No. 224 – Revision

Ordinance No. 224 was discussed at the March Planning meeting and turned over to Manager O’Malley and Joanne Shelly to begin a draft outline for review. The Commission discussed their concerns or questions on the outline presented.

Art Craig asked if the fees were left out of the document because they may change over time. Manager O’Malley stated the fees would be approved yearly as part of the Township Fee Schedule.

Jenny Fessler asked for clarification on the terms shelter/building/grove. Manager O’Malley asked for the terms to remain because people refer to them differently and they will cover any future additions.

Jenny Fessler asked if “as defined herein” in #4 could be left out.

Mike Loschinsky stated the Recreation Board has no intention of having beer trucks at Community Days.

Ed Eisenbrown confirmed the document would be reviewed by the Solicitor prior to being sent the Board for approval. He wanted to confirm a hold harmless clause will be part of the final document.

Chairman Horn asked the Commission to take the month to review the document and to reach out to Manager O’Malley with questions or comments they would like to see in the document prior to the next meeting.

Cryptocurrency Ordinance

Discussion occurred over the potential for cryptocurrency mining coming to the Township. They would like Joanne Shelly to provide updates on mining for the May meeting. She stated the goal would be to manage the mining, not stop it.

Discussion

Penn Energy Report

Amanda Peterson of Penn Energy reported on the large number of water trucks on the Township Roads. They are fracking in Economy Borough and the Township will continue to see the truck traffic though mid-May. There are sand trucks running on Rt 989. As soon as the temperature reach 50 degrees, they will be placing an ecofriendly sand suppression product down.

Jenny Fessler expressed concern over a water truck she followed that had water leaking from the top. Amanda said that should not happen and to please contact her should anyone see that in the future. She just needs the color of truck, road and time of day and she’ll be able to track it down.

Laura Dengel asked Amanda Peterson if she was familiar with the crypto mining on the well sites. Amanda stated Penn Energy does not have any mining on their sites and explained how the energy is taken from the wells.

Mobile Home Parks

Chairman Horn said he had been informed that there are a large number of unpaid taxes by owners of individual mobile homes. Discussion occurred over what could be done to collect those unpaid taxes. Joanne Shelly stated it is a national problem with mobile home parks. The challenge is if the land owners can help with how their leases are set up.

Deana and Robert Anzio, who will be taking over the Holly Hill Mobile Home Park, discussed the tax and abandonment problem facing the lease holders and feels it is the responsibility of the landlord to know what is happening in their parks. Chairman Horn thanked the Anzio's for their input and asked if they could reach out to them for help in the future.

Closing Comments

Mary Hacker/Waddell & Family Subdivision

Chairman Horn reported all criteria has been met, it was approved by the DEP and he would sign off on the plan following the meeting.

Future Meeting Minutes on Website

At the last meeting a request was made to put the Planning Commission meeting minutes on the website. Chairman Horn asked the commission members their thoughts on doing so. Ed Eisenbrown asked Manager O'Malley if it was possible since it is the Township website. Manager O'Malley stated there would not be a problem in doing so. Mike Phipps said he feels it is a good idea for the minutes to be on the website. Confirmation was given that the minutes would not be online until after the Planning Commission approves the minutes as official at their next monthly meeting.

Motion by Phipps to put the approved Planning Commission meeting minutes on the Township website, seconded by Fessler. Vote of 6-0 in favor.

Adjourn

A motion was made by Eisenbrown to adjourn the meeting, seconded by Craig. Vote of 6-0 in favor. Meeting was adjourned at 8:10 p.m.

Respectfully,

Lawrie Borgman
Township Secretary