

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, Pa 15074

Chairman Albert Horn

Vice Chairman Ed Eisenbrown

Secretary Jenny Fessler

MINUTES

May 19, 2022

May 19, 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 and Mike Phipps

Absent: Ed Majors

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

Guests: Duane Rape, Larry Hough, Steve Wortmann, Dolores Selby, Amanda Peterson, Lou Delibash, Matt Kelley, Francois Bitz, Sandra Faricellia, Doug Martin, Elder Vogel, Tim Mills, Drew Funk, Greg Happ and Laura Dengel

Pledge: The Pledge of Allegiance was recited.

Amendments to Agenda

There were no amendments to the agenda. Chairman Horn informed those attending that the meeting may be video recorded. Laura Dengel confirmed she would be recording the meeting.

Opening Comments

Discussion on Live-Streaming Meetings

Chairman Horn said Laura Dengel made a request to video tape the April Planning meeting. That request was denied for legal review. Chairman Horn asked if any of the planning commission members had any comments or wanted to discuss the request further. There were no comments.

Presentation from Borrego Solar

Timothy Mills and Drew Funk from Borrego Solar were present to discuss a zoning variance request they wish to ask for in the agricultural district for a community solar project. They gave a brief presentation on Borrego Solar and a description of the panels, screenings, plantings, electrical use and the life of panels. They will be seeking a variance at 160 Steel School Road, which is approximately 40 acres in size.

The Planning Commission members asked a variety of questions. Chairman Horn asked why they were not looking for property in the light industrial district where solar farms would be permitted. Mr. Mills indicated

the light industrial district wasn't favorable from a cost standpoint. Chairman Horn explained the area they are seeking a variance for is zoned residential/agricultural and they would need to prove hardship for approval.

Public Comment

Laura Dengel, 425 Klein Road, requested to speak for 8 minutes and submitted copies of the questions she would be asking. After asking a variety of questions pertaining to the waterline extension and the potential development on Klein Road, Chairman Horn suggested Ms. Dengel go to either the Municipal Authority or the Board of Supervisors as the Planning Commission was unable to answer the questions. He stated they are not able to offer input until a plan is received from Weaver Homes for them to review.

Dolores Shelby expressed frustration over feeling the Planning Commission wasn't answering their questions.

Chairman Horn stated Ms. Dengel could request to be put on the agenda and the Planning Commission would need two weeks' notice to review any submitted materials.

Minutes

Ed Eisenbrown noted the misspelling of "Fritsch" on page two.

Motion by Braun to accept the April 21, 2022 meeting minutes with the correction noted by Ed Eisenbrown, seconded by Eisenbrown. Vote of 5-0 in favor.

Pre-Application

Matt Kelley has purchased 9 parcels from Normar Properties that he intends to consolidate and build a single family home. He will have the formal plans for the June Planning meeting. The plan will include an easement for the landowners in the back.

Preliminary Plans

Sandy Faricellia, 1525 Pine Run Rd submitted the plans with the additions requested by LSSE for the 2 lot consolidation. The Planning Commission reviewed the plans and the subdivision review checklist was read.

Motion by Fessler to approve the lot consolidation at 1525 Pine Run Rd with the condition of approval from the Beaver County Planning Commission, seconded by Phipps. Vote of 5-0 in favor.

Ordinance Review

Ordinance No. 224 – Revision

Chairman Horn reviewed the restrictions on alcohol at the park that were discussed at the April meeting. Discussion continued on the revisions. It was decided to add a residency requirement and a hold harmless clause in the ordinance. Supervisor Martin was present and asked questions.

Chairman Horn asked Joanne Shelly to make the changes requested. It was decided that available Planning members would attend the next Recreation Board meeting to be certain they understand what events the Recreation Board would like to have permission for alcohol.

After the Planning Commission has all of the items they would like to see in the ordinance, Chris Reese will review the ordinance prior to sending to the Board of Supervisors for approval.

Cryptocurrency Ordinance

Joanne Shelly submitted a draft ordinance to begin discussions. Discussion continued on the crypto mining and the various forms of energy that could be used. Joanne will update the document with the items discussed. All suggested if any planning members think of anything to add to the ordinance that they should reach out to Joanne prior to the June meeting. The cryptocurrency ordinance will be discussed further at the June meeting.

Discussion

Penn Energy Report

Amanda Peterson of Penn Energy reported they are ready to do plantings at B22. The frac in Economy Borough is complete, so we will see a significant decrease in truck traffic. The entrance to B25 will be paved. Amanda stated they were forced to haul water for the frac because the DEP denied the request for a temporary water line. They have eliminated four ponds and will eliminate one more this summer. That would leave two ponds remaining in the Township.

Comprehensive Plan Schedule

Chairman Horn requested Joanne Shelly begin working on a schedule and timeline to update the Township Comprehensive Plan. He would like to see it outlined via a projector at the June meeting.

Chairman Horn explained the current plan is a 20 year plan, so this would only be a 10 year review of any areas that should be reviewed based on the census data.

Closing Comments

June Meeting

Chairman Horn stated he may not be able to attend the June Planning Commission meeting. Ed Eisenbrown stated he may have a conflict in June as well. Chairman Horn will inform the members if the June meeting will be cancelled.

Adjourn

A motion was made by Eisenbrown to adjourn the meeting, seconded by Braun. Vote of 5-0 in favor. Meeting was adjourned at 9:25 p.m.

Respectfully,

Lawrie Borgman
Township Secretary