

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, Pa 15074

Chairman Albert Horn

Vice Chairman Ed Eisenbrown

Secretary Jenny Fessler

MINUTES

June 16, 2022

June 16, 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 Engineer Shawn Wingrove

Guests: Duane Rape, Matt Kelley, Kara Kelley, Amanda Peterson, Jack Belsterling, Laura Dengel, Jeff Mason, Dolores Shelby, Mark Drobka and Brett Schultz

Pledge: The Pledge of Allegiance was recited.

Opening Comments

Discussion on Public Comment Period Policy

Chairman Horn asked the Commission members for input on a public comment period. Mike Phipps suggested 3 minutes per person. Chairman Horn agreed and stated that time wasn't unusual for municipalities.

Manager O'Malley suggested two public comment periods. One in the beginning for only agenda items and one at the end for topics not on the agenda. Chairman Horn stated they would only have one comment period in the beginning of the meeting.

Motion by Phipps to amend the agenda and add a public comment period limited to three minutes per person, seconded by Eisenbrown. Vote of 6-0 in favor.

Public Comments

Dolores Shelby stated she feels 3 minutes is not enough time.

Ed Eisenbrown stated the Planning Commission has a number of items on their agendas and need to discuss those items in a timely fashion and that is the reason time limits need to be placed on public comments.

Jeff Mason asked if Meadow Crest Development is being submitted under the current 537 plan and if the Planning Commission is looking to update the 537 plan. Chairman Horn stated it would have to be submitted under the current plan and that they are talking about updating the plan.

Minutes

Motion by Craig to accept the May 19, 2022 meeting minutes as submitted, seconded by Fessler. Vote of 6-0 in favor.

Pre-Application

Mark Drobka discussed plans previously submitted in 2020 for 660 Glen Eden Road. He is looking to subdivide and without a non-build waiver. Chairman Horn suggested he contact Jeff Winkle and obtain perk tests on the lots he is looking to sell and then return with updated plans.

Preliminary Plans

Matt Kelley, Route 68/Zeigler Road submitted lot consolidation plans. He stated that he will be building a single family home and understands an easement and maintenance agreement will need to be made.

John Belsterling stated there is a developer's agreement in place that requires a road be built to township road specs and that plan was approved by the Township and recorded.

Manager O'Malley stated he is working with the Township Engineer and Solicitor on the matter.

Discussion continued on the developer's agreement. Chairman Horn suggested all parties consult their legal council to come up with an agreement.

Chairman Horn stated that aside from the legal matter discussed, the plan looks good as submitted. He requested Manager O'Malley get the parties together to work out an agreement and return next month for approval.

Old Business

Mayer Plan of Lot Consolidation

Chairman Horn stated the comments from the Beaver County Planning Commission were received and the plan was approved by the Board of Supervisors.

Meadow Crest Development

Brett Schultz, Weaver Homes, submitted an amended Component 3 Planning Module Application for sewage facilities planning and also a Component 4A form for completion by the Planning Commission. Mr. Schultz stated that the public comments as previously submitted were reviewed and the planned location of the facility is being moved. DEP was at the site to review the location. Mr. Schultz stated this application and questionnaire submission are the first of many steps in the process and they will not have DEP suggestions or concerns until after they receive the application.

Motion by Phipps to approve and submit the amended Component 3 Planning Module application for sewage facilities planning and also the Component 4A questionnaire, seconded by Craig. Vote of 6-0 in favor.

Chairman Horn asked how long the process with DEP will take. Mr. Schultz stated it will likely take about one year to finalize. Mr. Schultz stated they are possibly looking at August to begin the official plan submission to the Planning Commission.

Ordinance Review

Ordinance No. 224 – Revision

Members of the Planning Commission met with the Recreation Board for input on the ordinance update. Chairman Horn stated they have met with several Board members, the Police Chief and the Township Staff for input. After the Recreation Board gives their recommendations the Planning Commission will be able to finalize the update.

Cryptocurrency Ordinance

Joanne Shelly submitted a revised draft for the cryptocurrency ordinance. The Planning Commission will review the ordinances and submit any changes or concerns to Ms. Shelly for the July meeting.

Discussion

Penn Energy Report

Chairman Horn thanked Ms. Peterson for sitting through all of their meetings and suggested the Penn Energy updates be placed at the beginning of the agenda in the future.

Amanda Peterson, Penn Energy reported plants have been ordered for the B22 wet ponds, they have removed the second driveway on B24 and will be placing seeds and mulch when the weather permits, and the final sound walls are set to be removed early next week on B7.

Comprehensive Plan Schedule

Joanne Shelly submitted a schedule of steps to update the Comprehensive Plan. Chairman Horn stated this is only a 10 year review of the Plan and not a complete re-write and stated they will begin to work it into the agenda.

Mr. Wingrove stated the next step would be to get the Planning Commission's initial thoughts, a time-line for completion and the areas they want to focus more on.

Mike Phipps stated Ms. Shelly did an excellent job with both the cryptocurrency ordinance and the comprehensive plan schedule.

Closing Comments

Chairman Horn stated the Planning Commission will be very busy over the next few months.

Mike Phipps asked if the firm working on the small cell towers had been in contact with Manager O'Malley. Manager O'Malley stated he would reach out to them for a time-line.

Ed Eisenbrown asked if the solar company from the May meeting had applied for a variance. Manager O'Malley stated the Township has not had any contact from them since the meeting. Chairman Horn stated he feels they have a good ordinance that only permits commercial solar farms in the industrial area of the Township. Mr. Eisenbrown would like to ensure the ordinance addresses different acreage sizes. Discussion continued on industrial scale solar farms.

Adjourn

A motion was made by Braun to adjourn the meeting, seconded by Fessler. Vote of 6-0 in favor. Meeting was adjourned at 8:01 p.m.

Respectfully,

Lawrie Borgman
Township Secretary