

***New Sewickley Township***

***Planning Commission***

***233 Miller Road***

***Rochester, Pa 15074***

***Vice Chairman Ed Eisenbrown***

***Secretary Jenny Fessler***

***Chairman Albert Horn***

***MINUTES***

***July 21, 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, Mike Phipps and Ed Majors

**Absent:** Art Craig

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

**Guests:** Duane Rape, Lisa Bauman, Dave Bauman, Pascal Nardelli, Amanda Peterson, Mike Loschinsky, Steve Wortmam, Larry Hough, Laura Dengel and Jack Belsterling

**Pledge:** The Pledge of Allegiance was recited.

***Amendments to the Agenda***

Motion by Fessler to add "Review of Minzenberg/Landis Plan" under Old Business and "Discussion of Infrastructure" under Discussion, seconded by Majors. Vote of 5-0 in favor.

***Opening Comments***

***Public Comments***

Laura Dengel made inquiries regarding the Township 537 Plan.

***Minutes***

Mike Phipps made a correction under Pre-Application to change Glen "Ed" Road to Glen Eden Road.

Motion by Fessler to approve the June 16<sup>th</sup> meeting minutes with the noted correction, seconded by Majors. Vote of 5-0 in favor.

***Penn Energy***

Amanda Peterson, Penn Energy, reported B39 - impoundment dewatering is complete. B22 – remaining wet pond plants are complete. B25 – driveway apron paving complete.

Ed Eisenbrown asked if the resident complaint made regarding B22 has been resolved. Amanda stated they did work with the resident to resolve the issue.

### ***Pre-Application***

#### ***Pascal Nardelli – Castlebrook Development***

Pascal Nardelli had presented plans 3-4 years previously and he is ready to move forward with the process. Chairman Horn stated he would need to present the plan to the Planning Commission with the requirements requested in the past and also with the requirements from the Municipal Authority.

### ***Preliminary Plans***

#### ***Matt Kelley Plan of Lot Consolidation***

Manager O'Malley stated it is the advice of the Township Engineer and Solicitor that the Planning Commission wait until August to move forward with approval of the plan.

### ***Old Business***

#### ***Cell Tower Update***

Manager O'Malley stated Cohen Group hopes to have a draft by the August meeting.

#### ***Minzenberg/Landis Plan Update***

A new plan was submitted for a land swap due to a denial from the DEP. LSSE stated they are satisfied with the revised plan.

Motion by Eisenbrown to approve the updated Minzenberg/Landis Plan contingent upon approval of the Beaver County Planning Commission and the acquisition of an HOP permit, seconded by Majors. Vote of 5-0 in favor.

### ***Ordinance Review***

#### ***Ordinance No. 224 – Revision***

Mike Loschinsky, Chairman of the Recreation Board, was present to discuss the ideas and concerns of the Recreation Board regarding controlled permission of alcohol at Green Valley Park. Joanne Shelly will update the Ordinance to include a separation between private permits and Township sponsored events.

#### ***Cryptocurrency Ordinance***

The Planning Commission reviewed the draft ordinance from LSSE. Discussion occurred on the noise levels and buffers. Joanne Shelly will make updates and submit an Ordinance for approval at the August meeting.

### ***Discussion***

#### ***Comprehensive Plan Schedule***

Chairman Horn asked questions on the schedule for the Comprehensive Plan update submitted at the June meeting. Chairman Horn expressed concerns over this being a 10 year update, not a 20 year rewrite of the Plan. Chairman Horn thought the update would only include areas in regards to the census data.

Joanne Shelly stated they could update the census data, go out to the community for outreach, send out a survey and have a public meeting for resident input. Joanne will submit a solid schedule at the August meeting. She also suggested a small group of 1-2 people who would be in contact with her weekly with updates.

### ***Discussion on Infrastructure***

Chairman Horn asked about the phone lines on the ground on Whites Hill Road. Manager O'Malley stated the lines belong to either Armstrong or Comcast and they do not repair unless there is a service issue.

Chairman Horn asked if the Pollution Reduction Project at Green Valley Park is complete. Manager O'Malley stated they are waiting for growth and a couple plants that need to be added to the Rain Garden, along with the signage that explains the project. Manager O'Malley stated the project has helped with some of the water problems at the park.

Chairman Horn asked if the empty cell tower was active yet. Manager O'Malley stated an antenna has been installed on the Tower.

Chairman Horn asked if there was a date for the Freedom Compressor Station to be operational. Manager O'Malley stated he was unaware of a specific date.

Chairman Horn asked if ETC was currently doing any repair work. Manager O'Malley stated they are not doing any active work in the Township at this time.

Chairman Horn expressed concerns about the growth on the hillside at Paige Drive and also the drainage ditch. Manager O'Malley will ask the Road Department to investigate.

### ***Closing Comments***

Mike Phipps asked about the County Planning Commission email and the requirement to inform the school after any developments are approved. Chairman Horn stated the Planning Commission would mail meeting minutes to the school after the approval of any developments.

### ***Adjourn***

A motion was made by Phipps to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting was adjourned at 8:18 p.m.

Respectfully,

Lawrie Borgman  
Township Secretary