

***New Sewickley Township***

***Planning Commission***

***233 Miller Road***

***Rochester, Pa 15074***

***Chairman Albert Horn***

***Vice Chairman Ed Eisenbrown***

***Secretary Jenny Fessler***

***MINUTES***

***August 18, 2022***

August 18, 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:** Secretary Jenny Fessler, Mike Phipps and Ed Majors

**Absent:** Vice-Chairman Ed Eisenbrown, Art Craig and Gary Braun

**Township Officials:** Secretary Lawrie Borgman and Township Planner Joanne Shelly

**Guests:** Larry Hough, Lou Delebosich, Laura Dengel, Mike Loschinskey, Tori Loschinskey and Jack Belsterling

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

***Amendments to the Agenda***

None.

***Opening Comments***

***Public Comments***

None.

***Minzenberg/Landis Plan of Lots***

The revised lot plan was approved by the Board of Supervisors. The County Planning Commission agreed to sign-off on the revised plan without additional review because of DEP denial of the original plan. A signed agreement was made between Mr. Minzenberg and the Township that an HOP permit will be secured within 60 days of the plan being recorded.

***Zoning Hearing for Steven Spade, 1191 Reno St Ext***

Ed Majors attended the hearing for Mr. Spade and the variance requested was granted by the Zoning Hearing Board.

***Minutes***

Motion by Phipps to approve the July 21, 2022 meeting minutes as submitted, seconded by Majors. Vote of 3-0 in favor.

### ***Penn Energy***

Amanda Peterson, Penn Energy, submitted the monthly report. B29 dewatering of impoundment is complete and liner has been removed. The equipment has been mobilized to the location and earth work will begin this week.

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

None.

### ***Preliminary Plans***

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

Mr. Kelley sent written notification to the Township on August 18, 2022 stating he was withdrawing his application for the Plan of Lot Consolidation. As a result of the withdrawal, the Planning Commission did not make a ruling and no further action is required from the Township in regards to the consolidation.

### ***Old Business***

None.

### ***Conditional Use Submission***

None.

### ***Ordinance Review***

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

Joanne Shelly, LSSE, submitted a revised Ordinance that included changes suggested by the Commission. Chairman Horn stated if the members agreed, he felt the Ordinance was ready to be sent to the Township Solicitor for review.

Motion by Phipps to send the revised Ordinance #224 for alcoholic beverages in the park to the Township Solicitor for review and comment, seconded by Fessler. Vote of 3-0 in favor.

### ***Cryptocurrency Ordinance***

Joanne Shelly, LSSE, submitted an updated draft Cryptocurrency Ordinance for review. The Commission's comments have been incorporated and they feel it is ready for the Township Solicitor's review. Ms. Shelly will format the document into Ordinance form.

Motion by Phipps to reformat the Cryptocurrency document into Ordinance form and then send to the Township Solicitor for review and comment, seconded by Majors. Vote of 3-0 in favor.

### ***Discussion***

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

Joanne Shelly, LSSE, submitted a schedule for updating the Comprehensive Plan. The plan will take approximately 6-7 months for completion. Chairman Horn requested discussions be held at workshop meetings

where all Planning Commission members will have input. The Municipal Authority would like to be involved in the survey of questions to the residents in regard to water or sewage.

Chairman Horn asked Ms. Shelly to work with the Township staff and begin the update process. Ms. Shelly will submit a scope of work to the Township.

### ***Traffic Impact Fees & Recreation Fees***

Joanne Shelly, LSSE, submitted information regarding traffic impact fees and recreation fees to the Planning Commission at the direction of the Board of Supervisors.

The traffic impact fee process is very involved and the Township may not be large enough to see any benefit from such fees. Mike Phipps will take the information back to the Board of Supervisors. Ms. Shelly suggested it be put on hold until after the update of the Comprehensive Plan and at that point determine if there is a need.

The parkland dedication fee (recreation fee) is put in place for new development. Any fees acquired by the development must be used for green space connected to the development and cannot be used to update parks or green space in another location of the Township. Mike Phipps will take the information back to the Board of Supervisor. Ms. Shelly suggested the parkland fee be discussed further after the completion of the comprehensive plan update.

### ***Closing Comments***

None.

### ***Adjourn***

A motion was made by Fessler to adjourn the meeting, seconded by Majors. Vote of 3-0 in favor. Meeting was adjourned at 7:09 p.m.

Respectfully,

Lawrie Borgman  
Township Secretary