

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, Pa 15074

Chairman Albert Horn

Vice Chairman Ed Eisenbrown

Secretary Jenny Fessler

MINUTES

September 16, 2022

September 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, Mike Phipps, Art Craig, Gary Braun and Ed Majors

Absent: Secretary Jenny Fessler

Township Officials: Secretary Lawrie Borgman and Township Planner Joanne Shelly

Guests: Larry Hough, Laura Dengel, Theresa Magness, Samuel Baker and Paul Ruckert

Pledge: The Pledge of Allegiance was recited.

Amendments to the Agenda

Motion by Phipps to add 537 Discussion under Old Business, seconded by Majors. Vote of 5-0 in favor.

Opening Comments

Public Comments

Laura Dengel inquired as to when the residents may receive the Comprehensive Plan Questionnaire.

Minutes

Motion by Majors to approve the August 18, 2022, meeting minutes as submitted, seconded by Phipps. Vote of 5-0 in favor.

Penn Energy

Amanda Peterson, Penn Energy, submitted the monthly report. B39 Lovi Road impoundment reclaim, some earthwork still ongoing, fencing to be installed, followed by seeding and mulching. Should be complete by the end of next week. Some reclaimed stone donated to New Sewickley Road Department.

Penn Energy can be removed from the agenda unless they have new work to discuss, or the Planning Commission requests an update. Chairman Horn inquired as to when they may drill at the 989 well pad, the last pad to be approved. Lawrie Borgman will reach out to Amanda and report back with the answer.

Pre-Application

Ruckert Subdivision Plan

Paul Ruckert was present to explain the lot line revision being requested. Being they met all zoning requirements; the check list was reviewed. The plan needs to be reviewed by the Beaver County Planning Commission.

Motion by Eisenbrown to approve the Ruckert Subdivision with the condition of the plan being approved by the Beaver County Planning Commission, seconded by Braun. Vote of 5-0 in favor.

Preliminary Plans

None.

Old Business

Comprehensive Plan Updates

Joanne Shelly reviewed the Citizen Participation considerations submitted. Ms. Shelly requested the Planning Commission review the document and make any changes, additions and suggestions they have. She also requested a list of stakeholders and contact information. Chairman Horn requested the Municipal Authority have input in the questionnaire development. Ms. Shelly stated the questionnaire could be ready in 2-3 months to be sent to residences. The goal of the survey is to collect as much comment as possible.

Small Cell Tower Ordinance

The representative from Cohen Law was ill and had to cancel. Discussion occurred on the draft ordinance submitted. The Planning Commission has questions and will need clarification on the ordinance. Chairman Horn requested a video meeting be scheduled at the next scheduled workshop on October 5th. Staff will reach out to Cohen Law and keep the members updated.

537 Plan

Mike Phipps asked if the 537 Plan should be updated at the same time as the Comprehensive Plan or after the Plan is completed. Joanne Shelly, LSSE, stated the Comprehensive Plan update wouldn't affect the update of the 537 Plan. She added the first step is for the Board to form a committee and then select an engineer to complete the update.

Conditional Use Submission

None.

Ordinance Review

Ordinance No. 224 – Revision

The draft Ordinance for alcohol in the park that would replace Ordinance No. 224 was sent to the Township Solicitor for review. The solicitor's comments were received and reviewed. Ed Eisenbrown suggested a couple minor revisions that will need to be reviewed again by the solicitor. Discussion continued. Joanne Shelly will

make the requested changes and put the ordinance into legal ordinance form for the October meeting. The Planning Commission can then make a motion to forward to the Board of Supervisors for consideration.

Cryptocurrency Ordinance

The ordinance was sent to the Township Solicitor for review. He will have his comments ready for the October Planning meeting. Gary Braun noted a typographical error and asked for clarification on the renewable energy portion. Discussion continued.

Discussion

None.

Closing Comments

None.

Adjourn

A motion was made by Craig to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting was adjourned at 8:20 p.m.

Respectfully,

Lawrie Borgman
Township Secretary