

**New Sewickley Township
Planning Commission
233 Miller Road
Rochester, Pa 15074**

Chairman Albert Horn

**Vice Chairman Ed Eisenbrown
Secretary Jenny Fessler**

**MINUTES
November 17, 2022**

November 17, 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, Mike Phipps, Art Craig, Gary Braun, and Ed Majors

Township Officials: Secretary Lawrie Borgman and Township Planner Joanne Shelly

Guests: Larry Hough, Laura Dengel and Jeff Mason

Pledge: The Pledge of Allegiance was recited.

Amendments to the Agenda

None.

Opening Comments

Public Comments

Jeff Mason questioned the reason for the stop work order at 329 Klein Rd.

Laura Dengel stated concerns over the demolition at 329 Klein Rd as she feels the property has historical value.

Minutes

Motion by Braun to approve the October 20, 2022 meeting minutes, seconded by Craig. Vote of 6-0 in favor.

Pre-Application

None.

Preliminary Plans

None.

Old Business

Comprehensive Plan Updates

Joanne Shelly reviewed the updates to the Comprehensive Plan survey. LSSE is offering the use of their license to provide the on-line survey so the Township will not need to purchase software for only one survey. The plan is to mail out a paper survey and provide the online link to the survey. Ms. Shelly will also make arrangements

to be available prior to a Planning Commission meeting to provide assistance or answer questions for anyone filling out the survey.

The Planning Commission reviewed and had discussion on the key stakeholder list and the survey questions. The hope is to mail out the survey after the holidays. Chairman Horn asked the Commission to continue to review the stakeholder list and contact information.

Conditional Use Submission

None.

Ordinance Review

Cryptocurrency Ordinance

The comments from Solicitor Reese were reviewed. Joanne Shelly will send out an updated ordinance with the corrections made from the Planning Commission and Solicitor Reese.

Small Cell Tower Ordinance

Chairman Horn stated the Planning Commission held a workshop with Cohen Law. Joanne Shelly made comments on the ordinance. Discussion continued on the updated ordinance and the issue with the tonal noise. The original noise ordinance needs to be updated to include tonal noise. Larry Hough will aid with the update.

Ms. Shelly stated she feels the Ordinance is ready to move forward. She will make any mark ups and have the ordinance ready for a final read and vote at the December meeting.

Street Opening Ordinance & Driveway Detail

The Board of Supervisors requested the Planning Commission to work on an ordinance for street openings and driveway details. LSSE provided a draft for review. The Planning Commission will begin discussion on the ordinance at the December meeting.

Discussion

Chairman Horn met with Laura Dengel regarding an idea she is proposing for an addition to the zoning district. She submitted materials and requested the review begin in December. Chairman Horn stated it will not be added until the January meeting for discussion.

Discussion continued on what is being recommended and the current flexibility the Township already has with the current SALDO/Zoning Ordinance. Ms. Dengel asked if conditions could be placed on the sewage facility while building. Ms. Shelly stated that will be done during the review of the overall site plan.

Closing Comments

None.

Adjourn

A motion was made by Eisenbrown to adjourn the meeting, seconded by Braun. Vote of 6-0 in favor. Meeting was adjourned at 8:50 p.m.

Respectfully,

Lawrie Borgman
Township Secretary