

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

Chairman Albert Horn

**Vice Chairman Ed Eisenbrown
Secretary Jenny Fessler**

**MINUTES
December 15, 2022**

December 15, 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: Ron Leindecker, Larry Hough, Laura Dengel and Jeff Mason

Pledge: The Pledge of Allegiance was recited.

Amendments to the Agenda

The agenda was amended prior to the close of the meeting to certify a grant for the Municipal Authority that was not sent with the others.

Opening Comments

Public Comments

Jeff Mason wanted to confirm the Planning Commission had received the request from his wife to be part of the comprehensive plan review.

LSSE Request for Planning to Certify H2O Grants for the Municipal Authority

Larry Hough explained that the Municipal Authority is applying for (4) four grants and as part of the application process they need a letter from the Planning Commission to certify that the projects meet with the Township's land use rules. The Municipal Authority needs to replace a section of line on 9th St. Extension that has eroded. The grants for Rt 989 and the WVWA interconnect are to supplement the funding required to complete the projects.

9th St Extension Waterline Replacement

Motion by Fessler to approve signing the letter confirming the 9th St. Extension project meets with the Township's land use rules, seconded by Phipps. Vote of 6-0 in favor.

WVWA Interconnect

Motion by Majors to approve signing the letter confirming the WVWA Interconnect project meets with the Township's land use rules, seconded by Eisenbrown. Vote of 6-0 in favor.

S.R. 989 Waterline Extension

Motion by Braun to approve signing the letter confirming the S.R. 989 Waterline Extension project meets with the Township’s land use rules, seconded by Craig. Vote of 6-0 in favor.

Minutes

Motion by Phipps to approve the November 17, 2022 meeting minutes, seconded by Braun. Vote of 6-0 in favor.

Pre-Application

None.

Preliminary Plans

None.

Old Business

Comprehensive Plan Updates

Joanne Shelly reviewed the material she submitted. She requested the Commission continue to help with the addresses and phone numbers of the stakeholders. The members are continuing to make additions to the list as well.

The goal continues to have the survey ready for print after the January meeting. Ms. Shelly would also like the stakeholder list prepared and ready to send by that time. The Township office staff will handle mailing the stakeholder letters.

Conditional Use Submission

None.

Ordinance Review

Cryptocurrency Ordinance

Ms. Shelly stated the ordinance is not ready to recommend to the Board of Supervisor. Discussion continued on the language regarding the royalties and how it is dependent upon how the lease was written. Chairman Horn asked if Ms. Shelly would write an article for the Township newsletter on language residents should use for any future leases.

Discussion continued on the changes made to the ordinance and about language that could be used for the compressor stations. It was also decided they will keep the noise regulation updates until Section 508 of the Zoning Ordinance is updated. The Noise Ordinance update will be put on the January agenda. Ms. Shelly will make adjustments and forward to Solicitor Reese for comment.

Small Cell Tower Ordinance

Chairman Horn discussed what appeared to be an application for a new cell tower to the Township. He was pleased at the quick responses from Joel Winston and LSSE.

Discussion occurred on language updates to the ordinance. Ms. Shelly will send the ordinance to Solicitor Reese with an explanation. If Solicitor Reese does not provide any changes, Ms. Shelly will draft a memo of explanation to the Board of Supervisors recommending adoption of the Ordinance.

Motion to approve sending the Small Cell Ordinance to Solicitor Reese for review and comment and if he does not have any changes, the Ordinance will be sent to the Board of Supervisors along with a summary memo drafted by Joanne Shelly recommending adoption, seconded by Majors. Vote of 6-0 in favor.

Street Opening Ordinance & Driveway Detail

The Board of Supervisors asked the Planning Commission to look at a Street Opening and Driveway Ordinance. Discussion occurred on language changes to the ordinance. Chairman Horn questioned if the Ordinance would resolve the issue on hand and the reason the request was made. Discussion continued on guiderails, barriers and bonding issues. Ms. Shelly will discuss the ordinance with Shawn Wingrove and the concerns over the average home owner being able to comply with the Ordinance.

Discussion

537 Plan Possibly Incorporated into the Comprehensive Plan

Chairman Horn stated he was approached by a Supervisor who requested the Planning Commission investigate if the 537 Plan update could be combined into the Comprehensive Plan. Ms. Shelly explained the Comprehensive Plan is the precursor to the 537 Plan update. There are questions in the survey that will aid in the update of the 537 Plan. Once the Comprehensive Plan is complete, the Township can review the Plan against the 537 Plan to decide if it should be revised.

Demolition Ordinance

Chairman Horn stated the Board of Supervisors also asked the Planning Commission to review a possible Demolition Ordinance to have the process detailed to avoid any issues in the future. Ms. Shelly will provide an outline of a demolition ordinance for review.

Food Truck

Chairman Horn was asked to look into a food truck parked in the Township. The owner has not applied for a license. Ron Leindecker will take the paperwork required to the truck owner and let them know the requirement of moving the truck nightly.

Ethics in Planning

Jenny Fessler attended an Ethics in Planning class and she submitted material from the class for review. Ms. Shelly will provide a 15 minute discussion on the material as it pertains to the Planning Commission.

Robinson St. Waterline Replacement

Larry Hough stated there was a grant missing from the list given to the Planning Commission. The grant must be submitted by December 21st, so the Planning Commission would need to act at this evening's meeting. Motion by Eisenbrown to amend the agenda to include the certification of the Robinson St. Waterline replacement H2O grant, seconded by Braun. Vote of 6-0 in favor.

Joanne Shelly read the project description. Motion by Fessler to approve signing the letter confirming the Robinson St Waterline Extension project meets with the Township's land use rules, seconded Majors. Vote of 6-0 in favor

Closing Comments

Chairman Horn thanked the Planning Commission members for their service over the last year.

Adjourn

A motion was made by Eisenbrown to adjourn the meeting, seconded by Craig. Vote of 6-0 in favor. Meeting was adjourned at 9:08 p.m.

Respectfully,

Lawrie Borgman
Township Secretary