

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

Chairman Albert Horn

**Vice Chairman Ed Eisenbrown
Secretary Jenny Fessler**

***MINUTES
January 19, 2023***

January 19, 2023, 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 and Gary Braun

Absent: Ed Majors

Township Officials: Manager Ronald Leindecker, Secretary Lawrie Borgman and Township Planner Joanne Shelly

Guests: Amanda Peterson, Greg Happ, Mike Herger, Allison Mason, Jeff Mason and Larry Hough

Pledge: The Pledge of Allegiance was recited.

Election of Officers

Chairman Horn stated the Board of Supervisors approved the reappointment of Gary Braun and Art Craig for another four year term.

Chairman

Horn nominated by Phipps, seconded by Braun.

Vice-Chairman

Eisenbrown nominated by Fessler, seconded by Phipps.

Secretary

Fessler nominated by Craig, seconded by Eisenbrown.

Motion by Fessler to approve the election of officers as nominated, seconded by Braun. Vote of 5-0 in favor.

Amendments to the Agenda

None.

Opening Comments

Public Comments

None.

Alcoholic Beverages Ordinance

Chairman Horn stated the Board of Supervisors looked over the proposed Ordinance and it did not pass with a 2-2 vote. It will be up to the Board if they wish to vote again.

DEP Letter to Township on Meadow Crest Development

Chairman Horn stated the DEP denied the Weaver Homes application (Component 3) for a development on Klein Road. Ms. Shelly explained that the application was denied and they have the option to provide additional material and resubmit.

Annual Report

Secretary Fessler submitted a draft of the annual report for review. She asked that any comments or corrections be passed on to her prior to the February meeting.

Chairman Horn asked Ms. Shelly if she would prepare a short ethics discussion for the February meeting. Discussion occurred over situations that could arise in which a member of the Commission would need to recuse him/herself.

Chairman Horn asked Manager Leindecker what happened with the request from the owner of Al's Pizza Food Trailer. Manager Leindecker stated the Board of Supervisors voted to give him permission to remain at the location for 14 day periods.

Minutes

Motion by Craig to approve the December 15, 2022 meeting minutes, seconded by Fessler. Vote of 5-0 in favor.

Pre-Application

None.

Preliminary Plans

None.

Old Business

Comprehensive Plan Funding

Jason Dailey, Grass Roots Solutions, was not available to attend the meeting. Manager Leindecker explained he works with the STAMP program and DCED will provide funding towards the comprehensive plan, but that funding will not be available until July.

Ms. Shelly said LSSE will work with Grassroots and requested a meeting with Mr. Dailey and Manager Leindecker prior to the February Planning Commission meeting for clarification on what the funds can be used for.

Comprehensive Plan Updates

Ms. Shelly would like to begin sending out the stakeholder letters with the contact information we have currently. She will work with the Township office staff to begin the process.

The updated maps were reviewed. Tatko's Auto Salvage, Young's Custard Stand and Cycle Recyclers will be added.

Craig made comments and corrections to the survey mailer and online survey. Discussion continued over the wording on the description of community.

Conditional Use Submission

None.

Ordinance Review

Cryptocurrency Ordinance

Ms. Shelly sent the ordinance to Solicitor Reese for his comments and will follow up next week.

Noise Ordinance

Ms. Shelly sent a draft ordinance for review to begin discussion. The ordinance was also sent to Larry Hough and his comments will be incorporated into the ordinance. After Mr. Hough's comments are incorporated, the Commission will review and make comments.

Street Opening Ordinance & Driveway Detail

Ms. Shelly explained the street opening and driveway detail are two separate things. The street opening is specific to work on the street where an opening will occur and involves utility work. The driveway detail is to update the current general driveway ordinance. Ms. Shelly stated she feels both are ready to recommend to the Board of Supervisors unless the Commission has any amendments to either.

Discussion occurred and Ms. Shelly will bring both ordinances back for the February meeting and will be separated to show the current driveway ordinance.

Chairman Horn stated they need to make sure they are resolving the concerns of the Board of Supervisors. Ms. Shelly stated the guiderails and barriers should be added.

Craig expressed concerns on the drainage tile section and feels it is written in a way that would require a resident putting in a standard driveway or fixing a drainage problem to secure a street opening permit. The

street opening ordinance needs to be clear on when a permit is required. Discussion continued. Ms. Shelly will get further clarification and report back at the February meeting.

Demolition Ordinance

Ms. Shelly spoke to Shawn Wingrove and Kevin Brett and they stated that demolition of a building falls under the PA UCC (Uniform Construction Code). The Township would need to have a historic district to have any type of historical demolition ordinance. Ms. Shelly will provide a memo with an explanation that can be given to the Board of Supervisors.

Discussion

Proposed Zoning Concept

An idea for an additional zoning district was submitted for the Planning Commission to review and consider. It is the recommendation of Ms. Shelly to wait for the completion of the Comprehensive Plan update. She stated the purpose of the plan is to determine where development would and would not work in the Township and if any changes or additions need to be made to the zoning districts. Chairman Horn stated that unless any of the Commission members had concerns, they would table any discussion on the zoning districts until the comprehensive plan update is complete. The members agreed.

Adjourn

A motion was made by Braun to adjourn the meeting, seconded by Craig. Vote of 5-0 in favor. Meeting was adjourned at 8:02 p.m.

Respectfully,

Lawrie Borgman
Township Secretary