

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, Pa 15074

Chairman Albert Horn

Vice Chairman Ed Eisenbrown

Secretary Jenny Fessler

MINUTES

February 16, 2023

February 16, 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, Gary Braun and Ed Majors

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

Guests: Amanda Peterson, Neil Bonzo, Sam Sharpless, Lou Delebosich and Ed Dengel

Call to Order and Pledge: Chairman Horn called the meeting to order and announced security cameras have been installed. The Pledge of Allegiance was recited.

Amendments to the Agenda

None.

Opening Comments

Public Comments

Neil Bonzo questioned the level of commitment required to being a stakeholder.

Mike Phipps stated he was approached by someone who felt the Planning Commission was spending too much time working on ordinances when there are already so many in place. Mr. Phipps referenced articles pertaining to problems municipalities are having with crypto mining and wanted to defend the Planning Commission and the work they do in the best interest of the Township and all of its residents.

Annual Report

Art Craig made a date correction on page 10 of the report.

Motion by Eisenbrown to submit the 2022 Annual Report to the Board of Supervisors, with the correction as noted, seconded by Majors. Vote of 6-0 in favor.

Mike Phipps commended Secretary Fessler for the outstanding job on the report. Manager Leindecker commended the Planning Commission for the good work they do for the Township.

Chairman Horn stated Jenny Fessler would act as the liaison between the Commission and the Board of Supervisors, and requested Ed Majors take on the responsibility of preparing the 2023 Annual Report to the Board. Jenny Fessler and Mike Phipps will work with Ed Majors on the process.

Minutes

Art Craig made a correction on page 4 to change “changing” to “changes”. Ed Eisenbrown made a correction on page 3 for the spelling of “Tatko’s”.

Mr. Craig asked about the Grass Roots meeting and the ethics educational presentation mentioned in the January meeting minutes. Chairman Horn stated the Grass Roots meeting would be held on March 14th at 5:30 p.m. and encouraged the Commission members to attend, if available. Ms. Shelly will work on the ethics discussion for the March meeting.

Motion by Craig to approve the January 19, 2023 meeting minutes, with the corrections noted, seconded by Fessler. Vote of 6-0 in favor.

Pre-Application

None.

Preliminary Plans

Mildred Teets Subdivision Plan No. 3

Samantha Sharpless submitted plans for a lot line revision. Chairman Horn stated he had informed Mrs. Sharpless of several missing items on the plan. The Commission reviewed the plan and the response from LSSE. The checklist was reviewed and the missing items noted.

Motion by Eisenbrown to approve the Mildred Teets Subdivision Plan No. 3 contingent upon the corrections noted by LSSE, the utility right away marked, and Lot 1 being described, seconded by Braun. Vote of 6-0 in favor.

Old Business

Comprehensive Plan Updates

Ms. Shelly stated she has received 18 responses to the stakeholder requests. She will update the survey and feels it is ready for a final review from the Commission and also a review by the stakeholders.

Conditional Use Submission

None.

Ordinance Review

Cryptocurrency Ordinance

Ms. Shelly sent a draft to Solicitor Reese for review and received his comments back. She will make the additional updates and put into correct format for approval at the March meeting.

Amanda Peterson of Penn Energy requested to review the draft ordinance and be able to provide comment prior to sending to the Board for approval.

Discussion continued on the noise section of the ordinance. Ms. Shelly will make the corrections and send to Solicitor Reese for review and possible approval at the March meeting.

Noise Ordinance

Ms. Shelly submitted a revised draft along with notes and edits from Larry Hough for review and discussion. Ms. Shelly will submit a clean copy for the March meeting for review.

Street Opening Ordinance & Driveway Detail

Revisions were made based on the concerns Art Craig presented. Ms. Shelly will provide a revised update for approval at the March meeting.

Demolition Ordinance

Chairman Horn stated there are demolition regulations in the PA UCC which the Township follows. As long as that continues, there is not any reason to write a separate demolition ordinance. The only reason to have a separate demolition ordinance would be if the Township had an historical district. In order to deem a property historical, the home owner would need to complete the application and go through the process on their own. It is the recommendation of LSSE to continue following the regulations in the PA UCC.

Chairman Horn stated that unless members of the Commission have additional questions, a letter will be written to the Board of Supervisors stating a demolition ordinance is not needed.

Discussion

Joanne Shelly stated she will bring educational material to present at the March meeting.

Mike Phipps thanked Ms. Shelly for all the work she does for the Planning Commission.

Adjourn

A motion was made by Braun to adjourn the meeting, seconded by Craig. Vote of 6-0 in favor. Meeting was adjourned at 8:29 p.m.

Respectfully,

Lawrie Borgman
Township Secretary