

***New Sewickley Township***

***Planning Commission***

***233 Miller Road***

***Rochester, Pa 15074***

***Chairman Albert Horn***

***Vice Chairman Ed Eisenbrown***

***Secretary Jenny Fessler***

***MINUTES***

***March 16, 2023***

March 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:** Secretary Jenny Fessler, Art Craig, Gary Braun and Ed Majors

**Absent:** Vice-Chairman Ed Eisenbrown and Mike Phipps

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

**Guests:** Amanda Peterson, Larry Hough, Tony Schoedel, Don Kretschmann and Becky Kretschmann

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

***Amendments to the Agenda***

Motion by Fessler to amend the agenda to add “Energy Transfer Discussion under 11B, seconded by Braun. Vote of 4-0 in favor.

***Opening Comments***

***Public Comments***

Amanda Peterson, Penn Energy, stated she had comments pertaining to the Noise Ordinance. Chairman Horn stated she could wait to make her comments during the ordinance review.

***Mildred Teets Subdivision***

Chairman Horn stated the Board of Supervisors approved the plan with the conditions recommended by the Commission. Shoupe Engineering upgraded the plan and LSSE approved the submission. Beaver County comments were sent. Gary Braun asked for LSSE to ensure the right-of-way at the side of the property is not required to be shown.

***Minutes***

Motion by Braun to approve the February 16, 2023 meeting minutes as submitted, seconded by Majors. Vote of 4-0 in favor.

### ***Pre-Application***

None.

### ***Preliminary Plans***

None.

### ***Old Business***

#### ***Comprehensive Plan Updates***

Ms. Shelly stated the stakeholder feedback was reviewed and comments along with a clean copy were submitted to the Planning Commission. Ms. Shelly explained what questions the PA Municipal Code requires.

Don Kretschmann reviewed different types of questions he would like to see added to the survey.

Ms. Shelly stated a comprehensive plan is the basis for additional more in-depth studies to be performed.

#### ***Conditional Use Submission***

None.

### ***Ordinance Review***

#### ***Cryptocurrency Ordinance***

Ms. Shelly made the updates to the Cryptocurrency Ordinance. Jenny Fessler stated a mining site is opening in Midland and another is being built in Sharon.

Art Craig made a minor timeline correction under Section 4C.

Motion by Fessler to forward the Cryptocurrency Ordinance to the Board of Supervisors for consideration after the correction under Section 4C is made, seconded by Craig. Vote of 4-0 in favor.

Ms. Shelly will draft a memo to the Board of Supervisors with an explanation of the ordinance. A public hearing will be set after all zoning updates have been submitted to the Board.

#### ***Street Opening Ordinance and Driveway Detail***

Ms. Shelly made the changes requested and submitted clean copies for the Commission's review. Manager Leindecker is comfortable with the documents and feels they will take care of what is needed. Gary Braun asked for confirmation that boring under a road is covered. Ms. Shelly confirmed it is.

Motion by Craig to forward the Commercial Street Opening Ordinance to the Board of Supervisors for consideration, seconded by Braun. Vote of 4-0 in favor.

Motion by Braun to forward the Residential Driveway Detail to the Board of Supervisors for consideration, seconded by Craig. Vote of 4-0 in favor.

### ***Noise Ordinance***

Ms. Shelly sent a redline update to the Commission for review. Discussion occurred on wording changes. Jenny Fessler questioned if the update would apply to existing situations.

Amanda Peterson, Penn Energy, expressed concerns with the ordinance as it relates to their industry standards. She will send information to Ms. Shelly.

### ***Discussion***

#### ***Airbnb Request***

Manager Leindecker received a call on what requirements the township has for Airbnb's. Ms. Shelly researched our current ordinance for a bed and breakfast and hotel/motels. Currently the Airbnb's would go to the Board of Supervisors for consideration, but it is the recommendation of LSSE that an ordinance for short term rentals be written. Short term rentals will be discussed at the April meeting.

#### ***Energy Transfer***

Chairman Horn asked if Energy Transfer had completed all the projects in the township required by the DEP. He feels LSSE would have the information. Manager Leindecker will investigate.

#### ***Ethics Training***

Ms. Shelly had prepared an educational session on ethics training for the Planning Commission. Chairman Horn asked that it wait for the April meeting since there are two members absent. Ms. Shelly stated she is also preparing a case law review for the April meeting.

Larry Hough stated a contract was awarded for the interconnect and they are looking at an August completion. The Municipal Authority is applying for the permits for the 989 extension project and look for a completion date of mid-2024.

### ***Adjourn***

Motion by Braun to adjourn the meeting, seconded by Fessler. Vote of 4-0 in favor. Meeting adjourned at 8:26 pm.

Respectfully,

Lawrie Borgman  
Township Secretary