

***New Sewickley Township***

***Planning Commission***

***233 Miller Road***

***Rochester, Pa 15074***

***Chairman Albert Horn***

***Vice Chairman Ed Eisenbrown***

***Secretary Jenny Fessler***

***MINUTES***

***April 20, 2023***

April 20, 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, Mike Phipps, Art Craig, Gary Braun and Ed Majors

**Absent:** Secretary Jenny Fessler

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

**Guests:** Lou Delebosich, Larry Hough, William E Harper, Brian Kowlowski, and Ray Beatty

***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***

None.

***Opening Comments***

***Public Comments***

Ray Beatty made inquiries about the proposed development on Klein Road and if the residents would have the ability to tap into the water and sewage.

***Ordinances Forwarded to BOS***

The cryptocurrency, small cell, street opening ordinances, and the driveway detail were sent to the Board of Supervisors for review. A public hearing will be scheduled after the remaining ordinances are submitted.

***Minutes***

Motion by Craig to approve the February 16, 2023 meeting minutes as submitted, seconded by Majors. Vote of 5-0 in favor.

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

#### ***William E Harper Land Consolidation Plan***

The missing items were reviewed as described on the letter from LSSE. It was recommended that the surveyor reach out to Shawn Wingrove to discuss the items required and resubmit the plan accordingly. The plan will be on the May agenda for review and possible approval.

#### ***39<sup>th</sup> Street Commons LLC Land Consolidation Plan***

Brian Kowlowski was present to discuss the lot consolidation. He stated he has no immediate plans for the location and will need to get public utilities. The commission reviewed the comments from LSSE and county. Closure counts are missing from the plan.

Motion by Craig to move the 39<sup>th</sup> Street Commons LLC Land Consolidation Plan to the Board of Supervisors for review contingent upon closure counts being added to the plan, seconded by Eisenbrown. Vote of 5-0 in favor.

### ***Preliminary Plans***

None.

### ***Old Business***

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

The surveys will be mailed the week of April 24<sup>th</sup>. A link to the survey will be added to the website. Ms. Shelly will send a flyer for the township to place at the local convenience stores. Ms. Shelly will bring the framework of what the plan will look like to the May meeting for review.

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

None.

### ***Ordinance Review***

#### ***Noise Ordinance***

Ms. Shelly received comments from Amanda Peterson, Penn Energy, after sending the updated version to the commission for review. Mr. Hough also sent a referral for an outside firm. Ms. Shelly will contact the referral for additional information. The financial burden would fall on the township unless the party is found guilty, at which point they could recoup the costs. Discussion will continue at the May meeting.

#### ***Short Term Rentals Ordinance***

Chairman Horn requested the commission review what Ms. Shelly submitted and discussion will continue at the May meeting.

### ***Discussion***

None.

### ***Educational Training***

The ethics training will be postponed until the May meeting.

### ***Closing Comments***

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

Manager Leindecker stated he was in contact with LSSE and Energy Transfer. The DEP required work has been completed and is satisfactory to the DEP.

### ***As-Built Pipelines***

Chairman Horn stated the Planning Commission requested the as-built drawings for the lines throughout the township. Discussion continued on the lines being put on the official township map.

### ***Adjourn***

Motion by Craig to adjourn the meeting, seconded by Eisenbrown. Vote of 5-0 in favor. Meeting adjourned at 8:16 pm.

Respectfully,

Lawrie Borgman  
Township Secretary