

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, Pa 15074

Chairman Albert Horn

Vice Chairman Ed Eisenbrown

Secretary Jenny Fessler

MINUTES

May 18, 2023

May 18, 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: Secretary Lawrie Borgman and Township Engineer Shawn Wingrove

Guests: Lou Delebosich, Larry Hough, William E Harper, Greg Happ, Amanda Peterson, Roy Whipple, Dan Swartz, and Lynn Reinhardt

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

Chairman Horn stated an anonymous complaint letter was sent to him regarding junk on a property on Hoffman Road. The letter was shared with the Planning Commission.

Letter of Support from BOS

Jenny Fessler attended the May Board of Supervisors meeting and requested their support of the Planning Commission's efforts to obtain close out information from Energy Transfer. The Board sent a formal letter of support to help with their efforts.

Minutes

Art Craig made a correction on the approval of the April 20, 2023 meeting minutes. The correct vote was 5-0 in favor.

Motion by Majors to approve the April 20, 2023 meeting minutes with the correction as noted, seconded by Craig. Vote of 6-0 in favor.

Pre-Application

None.

Preliminary Plans

William E Harper Lot Consolidation Plan

Mr. Harper questioned why the missing closure counts were not on the first letter to his surveyor. Shawn Wingrove and the Planning Commission stated it was listed under item 6 on the first letter.

The check list was reviewed by the Planning Commission.

Eisenbrown made a motion to approve William E Harper Plan Lot Consolidation contingent upon the closure counts being added to the plan, seconded by Braun. Vote of 6-0 in favor.

Old Business

Comprehensive Plan Updates

Shawn Wingrove stated 102 electronic surveys were submitted and he would take the large number of paper responses to the office for submission.

Chairman Horn asked Lawrie Borgman to explain the problem with the paper and electronic surveys. She stated the printed survey had one question worded differently than the electronic survey. Once the error was brought to the attention of the staff, Joanne Shelly was notified. At the time only 60 electronic surveys were submitted, and those will be tabulated according to the way the question was worded. LSSE would change the electronic survey to match the paper survey going forward.

Conditional Use Submission

None.

Ordinance Review

Noise Ordinance

Chairman Horn stated that since this is a highly technical ordinance, they need to take their time on it. Shawn Wingrove stated Ms. Shelly is in the process of scheduling a meeting with the professional recommended by Mr. Hough. Discussion will continue at the June meeting.

Short Term Rentals Ordinance

Chairman Horn stated Ms. Shelly submitted an update for review and that it is a more complicated issue than originally thought. Discussion will continue in June.

Mike Phipps stated he took a PSATS class on short-term rentals and there are many issues surrounding them. Chairman Horn asked that he get the information from the class to Ms. Shelly to review.

Mr. Phipps stated he also took a class on solar farms. Chairman Horn asked Shawn

Wingrove to be sure LSSE is constantly reviewing the township solar farm ordinance to be sure the township is covered with any changes in zoning law.

Discussion

Chairman Horn stated the Zoning Officer has received complaints on shipping containers being placed on residential properties. Chairman Horn believes the ordinance currently contains language that would identify shipping containers. LSSE will look over the ordinance and inform township staff of their findings.

Educational Training

The ethics training will be postponed until the June meeting. If the training cannot be fit into a meeting, a workshop will be scheduled.

Closing Comments

LSSE enlarged the gathering map submitted by Energy Transfer. Chairman Horn asked for the lines to be placed on the official township map. Shawn Wingrove will reach out to Energy Transfer to ask for an overlay. Amanda Peterson, Penn Energy, stated Energy Transfer may be resistant because of security concerns.

Chairman Horn asked Shawn Wingrove to explain the two Act 102 permits submitted.

Discussion occurred on the Palmer wedding event venue. Mr. Wingrove stated they met with Mr. Palmer, Gateway Engineers, the township sewage enforcement officer, and township staff regarding proceeding with the remaining outstanding items needed for final review.

Chairman Horn stated the township staff received a phone call from Dollar General regarding the possibility of a store to be placed in the township.

LSSE and Penn Energy are working at closing out a metering station so Penn Energy can be removed from the deed. Chairman Horn asked for this to be added to the June agenda.

Larry Hough, Municipal Authority, discussed the water connect and future water line extension project.

Mike Phipps stated the Road Department changed their paving schedule since the Municipal Authority has plans to replace waterlines at the same areas.

Gary Braun asked about the township having a floodplain map. Shawn Wingrove stated they use a federal online site and will help township staff get a copy.

Adjourn

Motion by Craig to adjourn the meeting, seconded by Eisenbrown. Vote of 6-0 in favor. Meeting adjourned at 7:35 pm.

Respectfully,
Lawrie Borgman, Township Secretary