

***New Sewickley Township***

***Planning Commission***

***Chairman Albert Horn***

***233 Miller Road  
Rochester, Pa 15074***

***Vice Chairman Ed Eisenbrown***

***Secretary Jenny Fessler***

***MINUTES***

***July 20, 2023***

July 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 6:36 p.m. Present were:

**Planning Commission Members:** Vice-Chairman Ed Eisenbrown, Secretary Jenny Fessler, Mike Phipps, Ed Majors, and Gary Braun

**Absent:** Art Craig

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

**Guests:** Charlene Berg, Raymond Beatty, Lou Delebosich, Larry Hough, Steve Spade, Laura Dengel, Duane Rape, Jessica Rutkoski, Phillip Crawford, Keith McNulty, Jon Moore, Mikki Roberts, Roger Roberts, Don Kretschmann, Becky Kretschmann, Sue Schlie, Allison Mason, Jeffrey Mason, Jr., Ed Dengel, Linda Dengel, Michele Vida, and Amanda Peterson

***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***

Laura Dengel inquired about land development for the New Sewickley Township Municipal Authority WVWA Interconnect Project.

Chairman Horn announced a Zoning Hearing will be held on August 1<sup>st</sup> at 5:30 p.m. prior to the Board of Supervisors meeting.

***Minutes***

Motion by Braun to approve the June 15, 2023 meeting minutes as written, seconded by Fessler. Vote of 5-0 in favor.

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

#### ***Land Development – NSTMA – WVWA Interconnect Project***

Alex Maloney, LSSE, was present to answer questions on the land development project for the Municipal Authority. The Authority is transferring from Ambridge water to West View water to address ongoing water issues. They are asking for a small easement of 0.29 at the Buncher building.

Residents' concerns and questions were heard.

Motion by Eisenbrown to approve and move the application for the New Sewickley Township Municipal Authority – WVWA Interconnect Land Development to the Board of Supervisors for consideration with the condition of the closure counts being placed where the new building will be placed on the permanent easement and with Beaver County Planning Comments being received, seconded by Braun. Vote of 5-0 in favor.

### ***Preliminary Plans***

None.

### ***Old Business***

#### ***Zahn Meter Station Release***

Amanda Peterson, PennEnergy Resources, submitted the deed transfer update for the Zahn meter station. All above ground work has been brought back to the original state, with no PennEnergy equipment in place. Chairman Horn asked if gas was being metered underground at the location. Ms. Peterson will find out and let the staff know. They are asking the township to release any stormwater control obligations back to the owner.

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

Joanne Shelly stated only a little over 300 surveys have been submitted. Discussion occurred over some of the responses and how the Planning Commission would like to see the results displayed. Ms. Shelly would like to have 700 responses at a minimum and asked for the Commission's permission to send a letter to stakeholders asking them to reach out to residents to return the survey.

Discussion continued between Ms. Shelly, the Planning Commission, and members of the public.

### ***Holding Tank Ordinance***

Manager Leindecker worked with LSSE, Solicitor Reese, and township SEO Jeff Winkle to develop a holding tank ordinance. The ordinance is a requirement of the DEP when a resident applies for a holding tank. There are currently two township businesses in need of the ordinance.

Ms. Shelly stated it meets the needs and requirements of the township.

Motion by Eisenbrown to move the Sewage Holding Tank Ordinance to the Board of Supervisors for consideration, seconded by Fessler. Vote of 5-0 in favor.

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

None.

### ***Ordinance Review***

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

Ms. Shelly submitted an updated draft of the noise ordinance for Planning Commission review. There is a company in Warrendale that has a sound meter and provides an hourly service at \$150 per hour. The average time to meter is a ½ hour. Discussion continued on the ordinance and Ms. Shelly stated she has exhausted all research on her end. The Commission asked Ms. Shelly to clean-up the document and put into ordinance form for approval at the August meeting.

#### ***Shipping Containers***

Ms. Shelly reviewed the draft for shipping containers as accessory structures. Discussion continued on the ordinance and if it was necessary. Discussion will continue in August.

#### ***Short Term Rental Ordinance***

Discussion on short term rentals was postponed for the August meeting.

#### ***Tiny Homes***

Jenny Fessler submitted information for the Commission to review. Discussion was postponed until the August meeting.

Manager Leindecker stated the PA UCC does not permit manufactured tiny homes. They can only be built on site as long as they meet the PA UCC requirements.

### ***Discussion***

None.

### ***Closing Comments***

Chairman Horn asked Manager Leindecker to provide an update on the Crows Run Road project. Manager Leindecker stated they have an estimated completion of July 2024, putting them ahead of schedule.

### ***Adjourn***

Motion by Eisenbrown to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting adjourned at 9:07 pm.

Respectfully,

Lawrie Borgman, Township Secretary