

***New Sewickley Township***

***Planning Commission***

***Chairman Albert Horn***

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

***Vice Chairman Ed Eisenbrown***

***Secretary Jenny Fessler***

***MINUTES***

***August 17, 2023***

August 17, 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, Ed Majors, Art Craig, and Gary Braun

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

**Guests:** Lou Delebosich, Larry Hough, Jeffrey Mason, Amanda Peterson, Chad Weaver and Laura Dengel

***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***

***Ordinances Adopted***

Chairman Horn stated a Public Hearing was held on August 1<sup>st</sup> for Small Cell Towers and Cryptocurrency Mining. Both ordinances as well as the ordinances for Street Openings, Driveway Detail and Sewage Holding Tanks were adopted by the Board of Supervisors at their regularly scheduled meeting following the hearing.

***Public Comments***

None.

***Minutes***

Motion by Fessler to approve the July 29, 2023 meeting minutes as written, seconded by Majors. Vote of 6-0 in favor.

***Pre-Application***

None.

### ***Preliminary Plans***

None.

### ***Old Business***

#### ***Weaver Homes – Meadow Crest Development – Component 4A Municipal Planning Agency Review***

Shawn Wingrove explained Component 4A is for the sewage treatment plant and does not have anything to do with subdivision and land development, which will occur at a later date. The DEP denied the previous submission and requires the Planning Commission to complete a new component 4A. Mr. Wingrove reviewed the questionnaire. Component 4A and 4B (the county approval) will be included in a new sewage treatment module and will be readvertised with a 30-day comment period prior to the Board of Supervisor's consideration of a new resolution. If adopted, the plan will go back to the DEP for consideration.

Jeff Mason requested the answers to several questions on the Component 4A questionnaire.

Motion by Eisenbrown to approve Component 4A for Meadow Crest Development and move it forward to the Board of Supervisors for consideration, seconded by Craig. Vote of 6-0 in favor.

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

Joanne Shelly submitted a draft of responses to the Commission for review. There have been 349 survey responses submitted to date. Ms. Shelly sent a letter to the stakeholders requesting a meeting to go over the data before the September Planning meeting. She would like to see more responses turned in and asked the stakeholders to reach out to neighbors to do so. The 10% returned give a 5% margin of error and would be considered statistically sufficient. Surveys can be collected until the report is finalized.

The Commission did not have objection to Ms. Shelly moving on to the next step. Chairman Horn stated the township made attempts to get more surveys turned in.

### ***Ordinance Review***

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

Chairman Horn explained the Commission has been working on amending the noise ordinance to include tonal noises. Ms. Shelly submitted an updated draft and Larry Hough also drafted a version to consider. Chairman Horn asked the Commission to review the drafts submitted and return in September with comments.

Manager Leindecker stated the township has received complaints from the neighboring communities in regards to the same situation. Ms. Shelly stated the ordinance needs to be enforceable by the township. Chairman Horn suggested they might want to seek an outside professional that specializes in writing noise ordinances.

Discussion will continue at the September meeting.

### ***Short Term Rentals/Tiny Homes***

Ms. Shelly submitted an outlined draft in May. She stated she does not have anything more to add to it, and should be considered as a conditional use.

There was discussion if tiny homes should be combined with short term rentals. Discussion continued on tiny homes and the UCC code and septic requirements. Chairman Horn asked Ms. Shelly if she has heard of any other ordinances for tiny homes in the state; Ms. Shelly has not. Ms. Fessler suggested just adding definitions on what is considered a tiny home.

Chairman Horn asked the Commission to research both ordinances and continue the discussion in September. Ms. Shelly suggested the two be separated and not be considered as a single amendment.

### ***Shipping Containers***

Ms. Shelly submitted a draft with comments from the July meeting. The changes were reviewed. There was discussion if the ordinance is needed or if permitted use should be restricted to the general commercial and agricultural district for parcels of 10 acres or more. Discussion will continue in September.

### ***Discussion***

Mike Phipps reviewed an article on cryptocurrency mining and the large amount of power the sites require.

### ***Educational Programs***

Chairman Horn asked Ms. Shelly to continue looking into educational programs that will benefit the Commission. Ms. Shelly would like to have a case law updated in the fall.

### ***Closing Comments***

None.

### ***Adjourn***

Motion by Braun to adjourn the meeting, seconded by Craig. Vote of 6-0 in favor. Meeting adjourned at 7:58 pm.

Respectfully,

Lawrie Borgman,  
Township Secretary