

***New Sewickley Township
Planning Commission
233 Miller Road
Rochester, Pa 15074***

Chairman Albert Horn

***Vice Chairman Ed Eisenbrown
Secretary Jenny Fessler***

***MINUTES
September 21, 2023***

September 21, 2023, the New Sewickley Township Planning Commission held its regular monthly meeting at the township municipal building. Vice-Chairman Ed Eisenbrown called the meeting to order at 6:30 p.m. Present were:

Planning Commission Members: Secretary Jenny Fessler, Mike Phipps, Ed Majors, Art Craig, and Gary Braun

Absent: Chairman Al Horn

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

Guests: Greg Happ, Johnny Murtha, and Larry Hough

Call to Order and Pledge: Vice-Chairman Eisenbrown 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 include 4C Big Knob Volunteer Fire Department Waiver from Major Development to Minor Development, seconded by Majors. Vote of 5-0 in favor.

Opening Comments

Zoning Hearing

A Zoning Hearing is scheduled for October 24th requested by Verizon Wireless for 95 feet of variance on three sides.

Public Comments

None.

Big Knob Fire Department Waiver

Big Knob Fire Department requested the Planning Commission grant a waiver from major land development to minor land development. The only item being waived is the acreage of more than 5 acres to under 5 acres. The waiver will save the fire department money and time.

Motion by Fessler to approve a land development waiver for Big Knob Fire Department of more than five acres to under 5 acres only, seconded by Braun. Vote of 5-0 in favor.

Minutes

Motion by Braun to approve the August 17, 2023 meeting minutes as written, seconded by Fessler. Vote of 5-0 in favor.

Pre-Application

None.

Preliminary Plans

None.

Old Business

Comprehensive Plan Updates

Joanne Shelly reviewed the stakeholder meetings that were held. The commission members in attendance felt the meetings were positive with good discussion between the stakeholders. To date 402 responses to the survey were received. Ms. Shelly will continue to collect survey data and make the necessary updates.

The next steps are finalizing the charts and graphs and updating the census data.

Ordinance Review

Noise Ordinance

Art Craig reviewed suggested changes that Larry Hough submitted. Discussion continued on the ordinance. Ms. Shelly suggested if the commission feels the ordinance written by LSSE should contain more specific information, they may want to consult a professional acoustical engineer. Discussion continued on acquiring a noise professional in the area to advise the commission. Discussions will continue at the October meeting.

Short Term Rentals/Tiny Homes

Vice-Chairman Eisenbrown stated Chairman Horn suggested short term rentals and tiny home discussions be tabled until there are more state-wide standards in place. The commission agreed.

Shipping Containers

Joanne Shelly submitted a draft ordinance for review and discussion. The commission will review the ordinance to discuss at the October meeting.

Discussion

Food Truck Ordinance

Manager Leindecker met with Chairman Horn regarding questions he and Owen Pella, Pella Consulting, had regarding the food truck ordinance. Manager Leindecker wanted to clarify the areas in which food trucks are a conditional use that the application would come from the land owner or the food truck operator.

Educational Programs

Joanne Shelly stated it was requested that the Planning Commission receive similar MS4 training as the supervisors. LSSE will prepare a presentation to be given at the October meeting.

Closing Comments

Gary Braun questioned if OSHA requirements may help with the noise ordinance.

Adjourn

Motion by Craig to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting adjourned at 8:22 pm.

Respectfully,

Lawrie Borgman,
Township Secretary