

New Sewickley Township

Planning Commission

Chairman Albert Horn

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

Vice Chairman Ed Eisenbrown

Secretary Jenny Fessler

MINUTES

October 19, 2023

October 19, 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, and Gary Braun

Absent: Art Craig

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

Guests: Greg Happ, Larry Hough, Dan Swartz, Laura Dengel, Craig Bishop, and Zane King

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

Zoning Hearing

A Zoning Hearing that was requested by Verizon Wireless will be held on October 24th.

Public Comments

Laura Dengel informed the Planning Commission of a town hall meeting she arranged.

Greg Happ stated the town hall meeting they were informed of is not a township affiliated event.

Minutes

Motion by Eisenbrown to approve the September 21, 2023 meeting minutes as written, seconded by Fessler. Vote of 5-0 in favor.

Educational Programs

John Valinsky, LSSE provided educational training and answered questions regarding MS4.

Pre-Application

Land Development – Dollar General, Lovi Road

Craig Bishop, HRG Engineering and Zane King, PennTex Ventures reviewed plans for a proposed Dollar General store on Lovi Road. They plan to develop two (2) acres of an eleven (11) acre parcel. The proposed plans were reviewed.

The developer requested a waiver on the independent traffic impact study requirement since PennDOT was not requiring one. The Commission asked that they have the study performed since the intersection was known as an accident prone area in the past.

The developer also requested relief on the slope requirement in the ordinance. The Commission requested they develop according to the ordinance.

Discussion continued. PennTex will discuss the slope requirement and decide if they will go before the Zoning Hearing Board to request relief or resubmit the plans for the November planning meeting.

Preliminary Plans

None.

Old Business

Comprehensive Plan Updates

Joanne Shelly reviewed the charts, graphs, and census data. Ms. Shelly plans to provide the Planning Commission with a full draft of the plan in two weeks to be discussed at the November meeting. She anticipates the Planning Commission will complete the plan in December and send to the Beaver County Planning Commission and adjacent communities for comment. It will then go to the Board of Supervisors for approval.

Ordinance Review

Noise Ordinance

Discussion continued on the noise ordinance update.

Manager Leindecker and Solicitor Reese will meet the attorneys for Mailing Services at the site to listen to the noise in question.

Larry Hough suggested that a professional noise engineering firm look at the proposed ordinance.

Shipping Containers

Joanne Shelly submitted a draft ordinance in September for review and discussion. Discussion occurred on shipping containers being added to the description under accessory structures and the international building

code be referenced in regards to the containers. Discussion then occurred on the size restrictions put on accessory structures in the ordinance. Manager Leindecker stated his biggest zoning complaint has been the size limit of accessory structures.

Discussion will continue in November.

Discussion

Mike Phipps would like the Commission to consider allowing two homes on one parcel. Discussion occurred on sewage requirements.

Closing Comments

None.

Adjourn

Motion by Majors to adjourn the meeting, seconded by Fessler. Vote of 5-0 in favor. Meeting adjourned at 8:36 pm.

Respectfully,

Lawrie Borgman,
Township Secretary