

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

***Chairman Albert Horn***

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

***MINUTES  
November 16, 2023***

November 16, 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 Art Craig

**Absent:** Gary Braun

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

**Guests:** Laura Dengel, Frances McCullough, Lisa Bauman, Larry Hough, Amanda Peterson, and Greg Happ

***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***

***Holiday Party***

Chairman Horn reminded the members to RSVP to the LSSE holiday party.

***Zoning Hearing***

A Zoning Hearing requested by Verizon Wireless was held on October 24<sup>th</sup>. The Zoning Hearing Board found in favor of Verizon Wireless. Chairman Horn stated he asked the Board of Supervisor to consider consulting with Joel Winston of Cohen Law to look at the ruling to see if there is any potential to appeal. The Board agreed.

***Public Comments***

Laura Dengel thanked Chairman Horn for attending the town hall meeting and expressed concern over people saying they had not received the comprehensive plan survey. Ms. Dengel requested a list of stakeholders and their contact information. Ms. Dengel also expressed concern over rezoning, comments from a County Commissioner, and high density housing.

Frances McCullough lives in Knobvue Estates and expressed concern over the Zoning Hearing Board finding in favor of Verizon Wireless.

### ***Minutes***

Jenny Fessler asked for a correction under Township Officials to change “engineering” to “engineer”

Motion by Fessler to approve the October 19, 2023 meeting minutes as amended, seconded by Majors. Vote of 5-0 in favor.

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

None.

### ***Preliminary Plans***

None.

### ***Old Business***

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

Joanne Shelly submitted a full draft of the Comprehensive Plan for review. Ms. Shelly and the Planning Commission had a lengthy review of the material, census data, and survey results.

Ms. Shelly requested the Planning Commission review the draft and respond to her with corrections and comments to be reviewed at the January Planning meeting, as she will not be at the December meeting.

### ***Ordinance Review***

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

Ms. Shelly provided an updated draft that includes additional input from Larry Hough. Chairman Horn stated they will not rush to pass an ordinance unless it takes care of the tonal noise problem. Discussion will continue.

#### ***Accessory Structures/Shipping Containers***

Joanne Shelly researched adjacent communities for their requirements on accessory structures. Ms. Shelly was in favor of the maximum lot coverage percentage, but would suggest adding a limit of structures permitted for under 3 acres and 3-10 acre lots.

Ms. Shelly stated there are building code requirements for shipping containers and is unlikely that any shipping container in the township is conforming.

Chairman Horn asked Manager Leindecker to review the material and give the Commission his recommendation at the December meeting.

### ***Educational Programs***

Ms. Shelly is working on a case law presentation for the new year.

### ***Discussion***

None.

### ***Closing Comments***

Chairman Horn stated he will minimize the December agenda. He asked the members to let him know if there are any topics of concern to be addressed in 2024.

Ed Majors stated he would like to ensure there is a safe way for the people of Knobvue Estates to walk to Dollar General. Discussion occurred on the developer adding a sidewalk and possible grants that would be available.

### ***Adjourn***

Motion by Eisenbrown to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting adjourned at 9:08 pm.

Respectfully,

Lawrie Borgman,  
Township Secretary