

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

***Chairman Albert Horn***

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

***MINUTES  
December 21, 2023***

December 21, 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, and Township Engineer Shawn Wingrove

**Guests:** Lisa Bauman, Larry Hough, Amanda Peterson, Greg Happ, Craig Bishop, Zane King, and Tricia Barker

***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***

***Appeal Filed on Verizon Wireless Hearing***

Chairman Horn stated the Board of Supervisors met with Joel Winston, Cohen Law, to discuss appeal options on the Verizon Wireless cell tower. The Board committed to filing the appeal. Manager Leindecker stated the Board wanted to support the Planning Commission and the ordinance they worked on and will monitor the expense of the appeal process and make decisions accordingly.

***Comprehensive Plan Workshop***

Joanne Shelly requested a workshop with the Planning Commission on January 11<sup>th</sup> at 6:00 p.m. to review the comprehensive plan. There will also be a stakeholder review on February 1<sup>st</sup> at 6:00 p.m. and the commission members are welcome to attend.

***Solar Farms***

Mike Phipps submitted material on solar farms for review. He suggested the commission review the current ordinance against the updated laws on solar farms.

### ***Plaque Presentation***

Manager Leindecker stated there would be a plaque given to Mike Phipps for his service on the Planning Commission over the last 14 years.

### ***Public Comments***

Greg Happ thanked the Planning Commission for doing a great job over the last year.

### ***Minutes***

Motion by Craig to approve the November 16, 2023 meeting minutes as amended, seconded by Fessler. Vote of 6-0 in favor.

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

None.

Chairman Horn announced Weaver Homes submitted plans on the proposed Meadowcrest Development on December 19<sup>th</sup>. They will be put on the January agenda under preliminary plans. LSSE has received the plan and will begin their initial review.

### ***Preliminary Plans***

#### ***Dollar General***

Comments were received from LSSE. Craig Bishop, HRG and Zane King, Penntex Ventures were present to review revised plans and answer additional questions. The traffic study was completed.

Mike Phipps stressed the importance of having a sidewalk from Dollar General to the mobile home park. Commission members feel placing a sidewalk will eliminate safety concerns of people walking from Knobvue Estates. Shawn Wingrove stated the zoning ordinance allows the Board of Supervisors to require the sidewalk placement. He will review and confirm with the Planning Commission and Penntex Ventures.

Concerns were raised over the stormwater drain location, as the location already has a significant water problem. HRG will investigate redirecting into another storm drain.

Discussion continued on the stormwater and sidewalk placement.

Shawn Wingrove stated all other concerns have been met. Chairman Horn stated he would like the stormwater and sidewalk issues resolved prior to a recommendation to the Board of Supervisors. The Planning Commission requested a 30 day extension to resolve the issues. Penntex Ventures will submit a confirmation of the extension in writing. The plan will be put on the January agenda for review and approval.

### ***Old Business***

None.

### ***Ordinance Review***

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

Manager Leindecker is working with Larry Hough on the ongoing noise problem. Buncher had an independent noise study performed that found the company was in violation of the current noise ordinance. Buncher offered several solutions to resolve the problem. Larry Hough does not believe the solutions recommended by Buncher will resolve the tonal noise issue. Discussion will continue.

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

Manager Leindecker will review the code for shipping containers with Owen Pella and offer suggestions at the January meeting.

Discussion continued on the limitations set for accessory structures on property under 10 acres. Manager Leindecker and Joanne Shelly will discuss and update the commission at the January meeting.

#### ***Educational Programs***

Ms. Shelly will work on a program regarding case law. Chairman Horn requested she continue to review case law and how it pertains to our current ordinances.

#### ***Discussion***

None.

#### ***Closing Comments***

Chairman Horn thanked the Planning Commission for participating over the year and stated the beginning of 2024 will be busy. He stated there will be a conditional use hearing in the beginning of the year for the Klein Road development.

#### ***Adjourn***

Motion by Majors to adjourn the meeting, seconded by Craig. Vote of 6-0 in favor. Meeting adjourned at 7:52 pm.

Respectfully,

Lawrie Borgman,  
Township Secretary