

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

Chairman Albert Horn

**Vice Chairman Jenny Fessler
Secretary Ed Eisenbrown**

***MINUTES
January 18, 2024***

January 18, 2024, 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 Jenny Fessler, Secretary Ed Eisenbrown, Ed Majors, Art Craig, and Gary Braun

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

Guests: Craig Bishop, Allison Mason, Patti Gerhard, Dan Plunkett, Mike Loschinskey, Chris Brenckle, Brett Schultz, Alberto Jarquin, Laura Dengel, Larry Hough, William Owen, Zane King, Wendy Kline, Janna Kline, Gregory Kline, and Lou Delebosich

Call to Order and Pledge: Chairman Horn called the meeting to order and announced security cameras were installed. The Pledge of Allegiance was recited.

Reorganization of Planning Commission

Motion by Braun to nominate Horn for Chairman, Fessler for Vice-Chairman, and Eisenbrown for Secretary, seconded by Craig. Vote of 5-0 in favor.

Amendments to the Agenda

None.

Opening Comments

None.

Public Comments

Allison Mason questioned the process and steps for Meadowcrest Review. Chairman Horn asked for any questions regarding the plan to be submitted to the Township at least one week prior to the February Planning meeting so the Commission could have answers to any questions.

Laura Dengel was pleased at the response to fill the open seat on the Planning Commission and expressed concerns over term limits, the executive session held, the workshop for the Comprehensive Plan, and the

Comprehensive Plan. Chairman Horn asked for any questions to be submitted to the Township prior to the February meeting so the Commission could have answers to any questions.

Minutes

Motion by Fessler to approve the December 21, 2023 meeting minutes as amended, seconded by Majors Vote of 5-0 in favor.

Pre-Application

None.

Preliminary Plans

Dollar General

William Owen, PennTex Ventures (PTV), was present to review the requests for a stormwater direction change and a pedestrian connection. He will work with LSSE to redirect the stormwater to ease the burden at Little Super. Because of the rural area and the crest of the hill at the mobile home park, they do not feel they can comply with the sidewalk because of safety concerns. He also expressed the project would be cost prohibitive, but would offer \$10,000-\$20,000 to the township to help place a sidewalk in the future.

Chairman Horn stated he drove by the area several times and agrees with the sidewalk not being possible on the Dollar General side of the street and also sees the complications of being on a state road. He supports the idea of putting funds in an escrow account for the future.

Kevin Brett stated they can do a fee in lieu of and apply the funds to a future grant to help with the placement of a sidewalk. Discussion continued on the sidewalk issue. Joanne Shelly will submit an outline showing the process of applying for a rural walkway grant at the February meeting. PTV stated they will give the township a pedestrian easement on all borders and a Fee In Lieu Of to help with a sidewalk in the future.

Motion by Eisenbrown to forward the Freedom Dollar General plan to the Board of Supervisors for consideration contingent upon: the Township Engineer working with PTV on the stormwater issue, a Fee In Lieu Of, a 15 foot easement on all borders, adding “Names-adjacent property owners – Now or Formally Owned By” on the plan, and submitting a Closure Count report, seconded by Craig. Vote of 5-0 in favor.

Meadowcrest Development

Brett Schultz, Weaver Homes, Meadowcrest Partners LTD, submitted the plan for the proposed development. They will be consolidating 326 and 329 Klein Road for a total of 94.9 acres. They received DEP approval for the sewage treatment facility and LSSE submitted their initial review of the plan. Mr. Brett reviewed the proposed plan. Discussion continued.

Chairman Horn requested a 60 day extension, which was granted by Meadowcrest Partners, LTD. This will give the Commission two additional meeting dates prior to forwarding to the Board of Supervisors for consideration. Chairman Horn requested Joanne Shelly make a calendar of dates for the Commission to follow.

Old Business

Comprehensive Plan

A workshop was held for the Commission to review the Comprehensive Plan. Joanne Shelly submitted a revised copy with the changes. She is working to verify the data on the 2-31 chart and will also verify the budget numbers with the Township Treasurer.

Ms. Shelly asked the Commission if they felt the plan was ready for stakeholder review. They agreed. Ms. Shelly will send out an invitation to the stakeholders to meet on February 1st at 6:00 p.m.

Ordinance Review

Noise Ordinance

Manager Leindecker contacted the company referred by Larry Hough. He is awaiting a proposal and should have that by the February meeting.

Ms. Shelly stated she saw a case study that addresses noise as a nuisance violation rather than performance. She feels discussion should be held with the solicitor about adding a noise option to the nuisance ordinance.

Accessory Structures

Manager Leindecker and Joanne Shelly reached out to various municipalities. They feel the best option is to change the ordinance to a percentage of coverage over total acres. Manager Leindecker stated the majority of complaints he receives are on the zoning restrictions on size of accessory structures. Discussion continued on a 35% total coverage on a parcel. Ms. Shelly will amend the table to take out the square footage and substitute it with 35% coverage. Ms. Shelly will make updates to the last draft and will meet with Manager Leindecker to submit for review at the February meeting.

Shipping Containers

Manager Leindecker met with Owen Pella regarding code for shipping containers. MDIA stated the only regulations they have are for commercial use. Shipping containers are permitted for residential use. Discussion continued on what the International Building Code specifies. Manager Leindecker will work with Joanne Shelly to structure an ordinance that will work for the residents' needs.

Solar Farms

At the December meeting, Mike Phipps requested the Planning Commission be prepared for people requesting Solar Farms. Chairman Horn requested Joanne Shelly review the current ordinance to make certain any new issues are covered.

Educational Programs

Ms. Shelly will provide a case law presentation when time permits in the future.

Discussion

PSATS Conference

Jenny Fessler asked for the Commission to provide a letter of support to the Board of Supervisor to add her to the list of attendees to the PSATS Conference. Ms. Fessler reviewed the list of classes offered that pertain to what the Commission is currently working on. She asked that even if she is not able to attend this year, they endorse a planning representative to be added in the future. Chairman Horn requested the motion be made to add the new member who will be appointed at the February Board of Supervisors meeting.

Motion by Eisenbrown to send a letter to the Board of Supervisors recommending Jenny Fessler and the newly appointed commission member attend the PSATS Conference to participate in zoning related classes, seconded by Braun. Vote of 5-0 in favor.

Closing Comments

Jenny Fessler stated she was informed that New Sewickley Township will begin their Agricultural Security 7-Year Review in 2024. The township will receive information in the next several months.

Jenny Fessler stated the developed land at the Freedom Road roundabout has three noticeable landslides starting. Manager Leindecker will inform the Conservation District.

Adjourn

Motion by Eisenbrown to adjourn the meeting, seconded by Fessler. Vote of 5-0 in favor. Meeting adjourned at 10:11 p.m.

Respectfully,

Lawrie Borgman,
Township Secretary