

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

Chairman Albert Horn

**Vice Chairman Jenny Fessler
Secretary Ed Eisenbrown**

**MINUTES
February 15, 2024**

February 15, 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, Gary Braun, and Chris Brenckle

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

Guests: Patti Gerhard, Dan Plunkett, Brett Schultz, Alberto Jarquin, Martin Bonzo, Larry Hough, Charles Usloski, Patty Scheck, Jim Scheck, Amanda Peterson, Allison Mason, Jeff Mason, Tricia Barker, Rev Steve Slepecki, Linda Dengel, and Laura Dengel

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

Chairman Horn welcomed Chris Brenckle to the Planning Commission. He will be filling the remainder of Mike Phipps's term.

Amendments to the Agenda
None.

Opening Comments
Dollar General

The Board of Supervisors reviewed and approved the Dollar General plan with the conditions the Planning Commission recommended and added a Developers Agreement and Stormwater O&M Agreement to the list of conditions.

PSATS Conference

The Board of Supervisors approved two Planning Commission members to attend the PSATS Conference. Jenny Fessler and Chris Brenckle will be attending.

Public Comments

Laura Dengel expressed concerns over the application for the proposed Meadowcrest Development

Chairman Horn stated that he and members of the Planning Commission met with Mr. & Mrs. Mason regarding their concerns over the proposed Meadowcrest Development.

Linda Dengel expressed concerns about having information in time to prepare questions.

Minutes

Motion by Fessler to approve the January 18, 2024 meeting minutes, seconded by Eisenbrown. Vote of 6-0 in favor.

Pre-Application

None.

Preliminary Plans

Meadowcrest Development

Brett Schultz, Weaver Homes and Alberto Jarquin, Gateway Engineering were present to review the resubmitted plans and answer questions. They received LSSE's Review 2 letter earlier in the day. Mr. Schultz stated he feels the application meets the submission requirements and does not feel there are any major zoning issues.

Chairman Horn stated his concerns over the 60 day extension ending on April 9th. Chairman Horn requested a workshop on March 6th with the Commission and LSSE. He also stated the Commission would not approve driveways on Klein Road.

Discussion continued over the driveways shown on Klein Road, the slope at the back of the development and placing utilities in areas that surrounding residents could easily access to tap in.

Patty Scheck will be working with Weaver Homes on behalf of the cemetery. She expressed concerns about potential damage to headstones when they start preparing the area for the development.

Motion by Eisenbrown to table a decision or recommendation to the Board of Supervisors on Meadowcrest Development for further discussion and review, seconded by Craig. Vote of 6-0 in favor.

Old Business

Comprehensive Plan

Joanne Shelly is working on the edits and comments from the Stakeholder review meeting. She will send the updated plan to the Planning Commission as soon as possible. At the March meeting, the Commission could approve the plan to be sent to the Beaver County Planning Commission for review.

RT 989 & Freedom Road

Manager Leindecker reported the landslide on Rt 989 and Freedom Road to the county Conservation District. They are currently working with the owner to solve the problem.

Ordinance Review

Noise Ordinance

Manager Leindecker received a proposal from a vendor to review the Noise Ordinance and could also provide services if needed. The cost is \$2,900. Chairman Horn suggested they hire the vendor. Manager Leindecker stated the amount would require Board of Supervisor approval and could be placed on their next agenda.

Jenny Fessler asked if the vendor had references working with the type of situation the township is facing.

Motion by Braun to request the Board of Supervisors approve the Planning Commission to spend \$2,900 to hire a consultant to help write a noise ordinance, seconded by Eisenbrown. Vote of 5-1 in favor. Fessler voted no.

Accessory Structures/Shipping Containers

Ms. Shelly and Manager Leindecker worked together to offer suggestions on an amendment to the existing code. Accessory Structures would change from a size limitation to a 35% lot coverage. There would be definitions added in regards to shipping containers and would defer to the state Uniform Construction Code. The amendment would also define the difference between a shipping container being an accessory structure versus being used as temporary storage. Discussion continued. Ms. Shelly will make updates and bring to the next meeting for review and possible approval.

Solar Farms

Ms. Shelly submitted additional information on solar farms. Ms. Shelly confirmed the ordinance currently in place does permit private solar but only permits utility scale solar in the Industrial District. Ms. Shelly stated municipalities are permitting utility solar in agricultural areas to give large land owners an option to earn income from the property without having to subdivide and selling the land. Ms. Shelly stated the Commission may want to look into increasing the areas of permitted use in the future.

Chairman Horn asked Ms. Shelly to keep up with case laws on solar farms and the topic will be put on the agenda as needed.

Educational Programs

Ms. Shelly stated she found several grant opportunities for trails. Chairman Horn asked Ms. Shelly to provide the township staff with the information.

Ms. Shelly will give a case law educational program at the April meeting, if time permits.

Discussion

Annual Report

Ed Majors submitted the Annual Report. Chairman Horn stated it is the responsibility of the Planning Commission to submit an Annual Report to the Board of Supervisors in March of each year. He requested the Commission members review the report and give any changes to Ed Majors. The report will need to be approved at the March meeting.

Closing Comments

Chairman Horn stated the Planning Commission would hold a workshop on March 6th at 6:30 to discuss the Meadowcrest Development plan submission.

Adjourn

Motion by Craig to adjourn the meeting, seconded by Majors. Vote of 6-0 in favor. Meeting adjourned at 9:14 p.m.

Respectfully,

Lawrie Borgman
Township Secretary