

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, PA 15074

Chairman Albert Horn

Vice Chairman Jenny Fessler

Secretary Ed Eisenbrown

MINUTES

March 20, 2025

On March 20, 2025, the New Sewickley Township Planning Commission held its monthly meeting at the township municipal building. Chairman Albert Horn called the meeting to order at 6:30 p.m. Present were:

Planning Commission Members: Secretary Ed Eisenbrown, Ed Majors, and Art Craig

Absent: Vice-Chairman Jenny Fessler, Gary Braun, and Chris Brenckle

Township Officials: Manager Ronald Leindecker, Secretary Lawrie Borgman, Engineer John Wright, and Planner Ashley Harris

Guests: Patti Gerhard, Dan Plunkett, Chad Young, Dan Swartz, Alex Meeder, and Laura Dengel

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

Amendments to the Agenda

None.

Opening Comments

Annual Report

Chairman Horn stated he made a few wording changes, but nothing of substance.

Motion by Eisenbrown to accept the 2024 Annual Report with the corrections made by Chairman Horn and move to the Board of Supervisors, seconded by Craig. Vote of 3-0 in favor.

Zoning Hearing

There will be a Zoning Hearing on March 26th at 6:30 p.m. - 657 Fezell Road. The request is for an accessory structure in the front yard on a large lot.

The Planning Commission discussed how the wording could be changed to allow accessory structures in front yards on large parcels.

Chairman Horn said he would like to look into solar arrays on residential lots going to a conditional use hearing in the future.

Public Comments

None.

Minutes

Motion by Craig to approve the February 20, 2025, meeting minutes as submitted, seconded by Majors. Vote of 3-0 in favor.

Pre-Application

Chad Young Lot Line Revision

The Commission reviewed the submitted plan. Planner Ashley Harris suggested that a language correction be made to Section 808 A of the zoning ordinance.

Motion by Eisenbrown to move the Chad Young Lot Line Revision to the Board of Supervisors with the following conditions: Approval from the Beaver County Planning Commission, adding the septic tank on Lot 2, and showing the house on tax parcel #69-144-0150, seconded by Majors. Vote of 3-0 in favor.

Preliminary Plans

None

Old Business

None.

Conditional Use Submission

None.

Ordinance Review

The Commission decided they would schedule workshops on April 2nd and May 7th to review the following ordinances: area and yard requirements for accessory structures on corner and front lots, permitted square footage for home businesses, and the landscaping section of the PRD ordinance.

Landscaping Section of PRD Ordinance

LSSE sent the Planning Commission with suggested changes to the ordinance. John Wright suggested the ordinance could be simplified by instructing people to follow the Keystone Plant Ordinance. Ed Eisenbrown expressed concern about overgrowth if the property is not maintained correctly causing a rodent control issue. Further discussion will take place during one of the workshops.

Pella Consulting Review

Chairman Horn asked LSSE to review Pella's comments for discussion at a future meeting.

Educational Program

None.

Discussion

None.

Closing Comments

None.

Adjourn

Motion by Craig to adjourn the meeting, seconded by Majors. Vote of 3-0 in favor. The meeting adjourned at 7:28 p.m.

Respectfully,

Lawrie Borgman,
Township Secretary