

**New Sewickley Township**

**Planning Commission**

**233 Miller Road**

**Rochester, PA 15074**

**Vice Chairman Jenny Fessler**

**Secretary Ed Eisenbrown**

**Chairman Albert Horn**

**MINUTES**

**March 21, 2024**

March 21, 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

**Absent:** Chris Brenckle

**Township Officials:** Manager Ronald Leindecker, Secretary Lawrie Borgman, Township Engineer Shawn Wingrove, Planner Joanne Shelly, and Zoning Consultant Owen Pella

**Guests:** Brett Schultz, Dan Swartz, Theresa Sharpless, Pr. Steve Slepecki, Tammy Ranalli, John Wallace, Amanda Peterson, Allison Mason, Mike Phipps, Martin Bonzo, Patti Gerhard, Lou Delebosich, Dan Plunkett, Hannah Ward, Jim Scheck, Pat Scheck, Larry Hough, Tyler Newhouse, Jennifer Newhouse, and Kenya Jones

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

***Presentation on Sewage Treatment Facilities***

Dave Bocci was present to answer questions regarding sewage treatment facilities as proposed for Meadowcrest Development.

***Amendments to the Agenda***

None.

***Opening Comments***

None.

***Public Comments***

Dan Swartz requested permission to defer his comments until the discussion on Accessory Structures and Shipping Containers.

Kenya Johns, Mayor of Beaver Falls, stated Beaver Falls has sewage treatment facilities and would welcome anyone who would like to visit the site.

Teressa Sharpless expressed concern over other residents in the township being able to receive water and sewage.

***Minutes***

Motion by Craig to approve the February 15, 2024 meeting minutes, seconded by Eisenbrown. Vote of 5-0 in favor.

***Pre-Application***

***McKinney-Lewis Lot Consolidation Plan***

Tammy Ranalli, Survey Tech and Associates was present to answer questions on the McKinney-Lewis Lot Consolidation Plan. They are requesting to combine three (3) lots into one (1). A waiver was submitted requesting the plan be reviewed immediately as a preliminary plan.

Motion by Eisenbrown to forward the McKinney-Lewis Lot Consolidation Plan to the Board of Supervisors with the condition of adding the clean and green note on the plan, seconded by Majors. Vote of 5-0 in favor.

***Preliminary Plans***

***Meadowcrest Development***

Brett Schultz, Weaver Homes & Meadowcrest LP was present for continued discussion on the proposed Meadowcrest Development. He submitted a new modification letter dated March 19<sup>th</sup> and requested two additional modifications be considered. He asked if they could have two (2) entry signs in lieu of one (1) and the height be extended an additional three (3) feet. He stated he is seeking a recommendation for tentative approval to go to the public hearing phase.

Weaver Homes agreed to upgrade Klein and Hoffman Roads and repair berms. They also agreed to pay an additional \$200 per unit at the time of the building permit that could be used to upgrade the bends on Klein Road.

Chairman Horn stated the Planning Commission has worked with Weaver Homes and he feels the plan is ready to move on to the Board of Supervisors.

Motion by Fessler to recommend tentative and preliminary approval to Meadowcrest Planned Residential Development subject to the following conditions and modifications:

***Conditions:***

1. A final geotechnical report shall be provided at the time of application for final approval of a PRD.
2. A photometric plan must be provided at time of application for final approval of a PRD.
3. Documentation of utility company approval for proposed relocations, and all associated easements for relocations must be provided at time of final application for subdivision and land development approval.
4. Developer shall provide all required permits and approvals from other state, local, and federal agencies at the time of final approval for 3<sup>rd</sup> Party permits. These include but are not limited to those permits and approvals

required by the Beaver County Conservation District and the Pennsylvania Department of Environmental Protection.

5. Developer shall complete the following improvements to Klein and Hoffman Roads:
  - a. Installation of stop signs to create an all-way stop condition at the intersection of Klein Road and Hoffman Road
  - b. Widening of Hoffman Road to a minimum width of 18 feet through the frontage of the property.
  - c. Installation of advance warning signage approaching the existing S-bend in Klein Road.
  - d. Dedication of additional right-of-way for Klein Road and Hoffman Road to create a 50' right-of-way width (or 41.5 where the development only has frontage on one side of the road).
  - e. Installation of a new wearing course on Klein and Hoffman Roads within the proposed project limits be completed at the time wearing course is provided for internal roads and/or provision of a traffic impact fee to be determined on a per unit basis. To the satisfaction of the Board of Supervisors.
  - f. Complete plans and details for proposed widening should be included with application for final approval of a PRD.
6. Execution of a Developer's Agreement.
7. Execution of an Operation & Maintenance Agreement.
8. Execution of an Excess Maintenance Agreement and Road Bond, if necessary.
9. Fulfillment of all outstanding comments in the March 21, 2024 review letter of LSSE.
10. Fulfillment of all outstanding comments in the March 19, 2024 review letter of the Zoning Officer.
11. Modrak sewer extension.
12. Driveways to be removed from Klein Rd on final plan.
13. Earth berms and mounds, with buffer landscape to be provided along Klein Road, around the recreation facilities, along the property line adjacent to the Oak Grove Cemetery and along the property line adjacent to identified existing homes. Location, height, and plant selection to be finalized for final approval of PRD.

### ***Modifications***

1. Section 504.C to allow 2:1 slopes as shown on the Plan
2. Section 504.E to allow disturbance within 50' of the centerline of natural drainage courses for utilities as shown on the Plan
3. Section 704.D.2 to allow pickleball courts within the 75' setback as shown on the Plan
4. Section 704.H.4.e to allow clubhouse parking within 20 feet of a structure as shown on the Plan
5. Section 902.G.1 to allow a cul-de-sac street 1,964 feet in length at Fawn Court.
6. Section 704.N.1 to allow two entry signs at the roadway not to exceed 8 feet.

Seconded by Craig. Vote of 5-0 in favor.

Chairman Horn stated the next step would be for the Board of Supervisors to set a date and advertise a public hearing where the public will be able to make comments. This motion concludes the Planning Commission's responsibility until the plan is before the Commission for final approval. Brett Schultz thanked the Planning Commission for their efforts.

### ***Old Business***

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

Joanne Shelly submitted a final draft with edits and comments from the Stakeholders incorporated. She stated it is ready to share with the Board of Supervisors, the school district, and adjacent communities.

Motion by Eisenbrown to send the Comprehensive Plan to the Board of Supervisors, seconded by Majors. Vote of 5-0 in favor.

***2023 Annual Report***

Chairman Horn stated it is the responsibility of the Planning Commission to submit an annual report to the Board of Supervisors by March of each year. Jenny Fessler thanked Ed Majors for the work he did preparing the report.

Motion by Majors to submit the 2023 Annual Report to the Board of Supervisors, seconded by Fessler. Vote of 5-0 in favor.

***Ordinance Review***

***Accessory Structures/Shipping Containers***

Chairman Horn stated Manager Leindecker requested that accessory structures and shipping container ordinances be tabled to address concerns.

Dan Swartz expressed concern over the accessory structure amendment.

***Educational Programs***

Chairman Horn stated both Ms. Shelly and Solicitor Wheeler have ideas for educational programs for the Planning Commission.

***Discussion***

None.

***Closing Comments***

Chairman Horn stated they moved the PRD to the BOS and it will come back for additional approval, but the majority of the work is complete. Chairman Horn added he feels they ended with a good plan with the help of the residents.

***Adjourn***

Motion by Fessler to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting adjourned at 8:30 p.m.

Respectfully,

Lawrie Borgman  
Township Secretary