

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, PA 15074

Vice Chairman Jenny Fessler

Secretary Ed Eisenbrown

Chairman Albert Horn

MINUTES

June 20, 2024

On June 20, 2024, 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: Vice-Chairman Jenny Fessler, Ed Majors, Art Craig, Chris Brenckle, and Gary Braun

Absent: Secretary Ed Eisenbrown

Township Officials: Manager Ronald Leindecker and Secretary Lawrie Borgman

Guests: Mike Phipps

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

None.

Public Comments

None.

Minutes

Motion by Braun to approve the May 16, 2024 meeting minutes as submitted, seconded by Majors. Vote of 5-0 in favor.

Pre-Application

None.

Preliminary Plans

None.

Old Business

Vice-Chairman Fessler asked if there was a status update on the dirt movement near the Freedom Road roundabout. Manager Leindecker stated the owner is working with the DEP and they are continuing communication.

Chairman Horn stated a meeting was held between Ed Eisenbrown, Dan Swartz, Manager Leindecker, and himself to discuss accessory structures and shipping containers. Discussion regarding multiple smaller buildings in the ordinance now versus one larger building will continue. Art Craig suggested putting a larger building as a conditional use. Doing so would ensure the structure's intended use and require it to be built aesthetically pleasing.

Mike Phipps stated the supervisors received a letter from Cranberry Township regarding a traffic impact study. Chairman Horn wants to look into a transportation impact fee for New Sewickley. Both Joanne Shelly and Solicitor Wheeler will need to be involved. The meeting for Cranberry is July 29th at 4:30 p.m. Vice-Chairman Fessler plans to attend.

Chairman Horn stated meetings regarding updating the 537 Plan have been held monthly with representatives from the Board of Supervisors, Municipal Authority, Planning Commission, and LSSE. The discussion surrounds developing a plan for the township to have public sewage. LSSE is putting together a grant application for an Act 537 Plan Study.

Chairman Horn stated a Public Hearing is scheduled for the Comprehensive Plan on July 30th at 5:30 p.m. Manager Leindecker asked the commission members to attend the hearing. He thanked them for their work on the project.

Chairman Horn stated the Meadowcrest Development Hearing was held and well attended. The supervisors voted to accept the tentative approval by a 3-2 vote.

Ordinance Review

Codification Review

Manager Leindecker explained the township has had a contract for General Code to bring the ordinances up to date and have them combined in an easy format to find and review. Manager Leindecker will review and forward any ordinances he is unsure of to the Planning Commission for review.

Solar Farms

Vice-Chairman Fessler provided the commission with several documents regarding solar farms. Chairman Horn stated he feels the current ordinance covers the township. However, the state is currently working on legislation on large solar farms. The township ordinance may need to be changed according to that legislation. Discussion continued on the farms being a conditional use and decommission of panels. This will be a continuing agenda item as new information is provided.

Educational Programs

Joanne Shelly is working on housing as an educational program for the July meeting, if time permits. Chairman Horn stated any commission member with ideas for education, should let him know.

Discussion

Vice-Chairman Fessler stated she submitted an article on agricultural alternatives and a sample ordinance that included good definitions for agritourism.

Closing Comments

None.

Adjourn

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

Respectfully,

Lawrie Borgman
Township Secretary