

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, PA 15074

Chairman Albert Horn

Vice Chairman Jenny Fessler

Secretary Ed Eisenbrown

MINUTES

September 19, 2024

On September 19, 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, Secretary Ed Eisenbrown, Art Craig, Gary Braun, Ed Majors, and Chris Brenckle

Township Officials: Manager Ronald Leindecker, Secretary Lawrie Borgman, Engineer John Valinsky, Planner John Wright

Guests: Larry Hough, Alex Meeder, Allison Mason, Patti Gerhard, Dan Plunket, Mike Phipps, Jessica Powers, Norm Meeder, Brett Schultz, and Laura Dengel

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

Amendments to the Agenda

Chairman Horn stated Agenda Item 12 Native Plant Landscaping would follow the approval of meeting minutes.

Opening Comments

Introduction of LSSE Planner

Chairman Horn welcomed John Wright, the iterum Planner John Wright.

Zoning Hearings August 28th

Ed Majors attended the two zoning hearings held on August 28th. The hearing for Climo Lane requesting a variance for an irregular lot was granted. The hearing for Hillside Avenue requesting relief for a 24 x 24 garage to be placed in the front yard and 6 feet away from the house was denied.

Chairman Horn stated the Zoning Hearing Board has concerns with how the front yard and rear yards are defined in the zoning ordinance. Chairman Horn requested LSSE review the ordinance for discussion at the October meeting.

Zoning Hearing Scheduled on September 25th

Ed Majors stated the hearing on September 25th for Zeigler Road is requesting a variance for setbacks for a pole building.

Zoning Seminar

Vice-Chairman Fessler and Manager Leindecker attended the PA Zoning Officials Fall Seminar. Ms. Fessler reviewed the items discussed.

Public Comments

Jessica Powers questioned why the August meeting minutes were not posted on the website. Jenny Fessler explained they had to be approved first.

Minutes

Motion by Majors to approve the August 15, 2024 meeting minutes as submitted, seconded by Brenckle. Vote of 6-0 in favor.

Educational Programs

Native Plant Landscaping (Alex Meeder)

Resident Alex Meeder gave a presentation on New Sewickley Township Native Plant Landscaping and Conservation within PRDs. The presentation will be made available to any resident by contacting the township office.

Pre-Application

None

Preliminary Plans

None

Old Business

Meadowcrest Land Development Final & Subdivision Phase I

Brett Schultz, Meadowcrest LP was present to review the most recent LSSE comment letter received on September 13th. Mr. Schultz stated he had met with Mr. Meeder regarding his presentation and would try to commit to much of what was presented.

Chairman Horn requested a workshop be held on October 2nd with the Planning Commission, LSSE, and Meadowcrest LP to review the updates and determine if the plan could be recommended to the Board of Supervisors for approval at the October 17th meeting.

Ordinance Review

None

Discussion

None

Adjourn

Motion by Craig to adjourn the meeting, seconded by Majors. Vote of 6-0 in favor. Meeting adjourned at 8:16 p.m.

Respectfully,

Lawrie Borgman
Township Secretary