

**New Sewickley Township**

**Planning Commission**

**233 Miller Road**

**Rochester, PA 15074**

**Chairman Albert Horn**

**Vice Chairman Jenny Fessler**

**Secretary Ed Eisenbrown**

**MINUTES**

**October 17, 2024**

On October 17, 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 Shawn Wingrove, and Solicitor Alexis Wheeler

**Guests:** Alex Meeder, Brett Schultz, Brenda Sebring, Lou Delebosich, Linda Dengel, Martin Bonzo, Mike Phipps, Debbie Tooch, Mark Tooch, 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***

None.

***Opening Comments***

***Zoning Hearing Held on September 25<sup>th</sup>***

Ed Majors stated a Zoning Hearing was held on September 25<sup>th</sup> for 548 Zeigler Road. The resident was requesting a variance for setbacks for a pole building. The Zoning Hearing granted the request because the resident owns a corner lot and because of the wording of the ordinance accessory structures cannot be placed on a corner lots no matter the size of the lot.

Chairman Horn requested a memo be sent to Mr. Harding, Chairman, Zoning Hearing Board asking him to attend a Planning Commission meeting to review corner and rear lot descriptions in the Zoning Ordinance.

***Public Comments***

None.

Chairman Horn stated Alex Meeder would like to attend a Planning Commission meeting to discuss rewording the landscaping portion of the Zoning Ordinance.

***Minutes***

Motion by Craig to approve the September 19, 2024 meeting minutes as submitted, seconded by Fessler. Vote of 6-0 in favor.

***Pre-Application***

***Tooch Subdivision***

Mark Tooch was present to explain the proposed lot line revision. The Planning Commission reviewed the plan and identified information that is still needed on the Plan.

Motion by Eisenbrown to move the Tooch Subdivision forward to the Board of Supervisors with the recommendation of approval with the following contingencies: Adding the Moor property with line and tax parcel and showing Fezell Road on the plan; putting a comment of right-away on the plan and an agreement filed with the deed stating access to Track 1; county comments received; Township Sewage Enforcement Officer comments being received; and To be Conveyed to Track #1 parcel conveyance information shown on the plan. The motion was seconded by Brenckle. Vote of 6-0 in favor.

***Preliminary Plans***

None

***Old Business***

***Meadowcrest Land Development Final & Subdivision Phase I***

Chairman Horn stated on October 2<sup>nd</sup> the Planning Commission held a workshop with Weaver Homes to discuss outstanding issues proposed by LSSE. There is an outstanding conflict regarding the waterline being extended to the end of the Beaver County line. The developer stated they are not responsible for running the line and it was not a condition placed at Tentative Approval and as long as they are fighting appeals, they will not consider the extension of the line past the development. Ms. Laura Dengel stated at the workshop that the people on Klein Road want water and she is not against development.

Mr. Horn stated a decision would need to be made by the Commission to move the plan forward to the Board of Supervisors. He stated the plan is good and meets the zoning ordinance and the only issue is the waterline extension.

Brenda Sebring, attorney for Weaver Homes stated her legal position on the waterline being extended past the development. She stated the waterline extension legally should not be part of land development approval. She said her client is willing to work with Laura Dengel and run the waterline to the end of the county line, but not while fighting appeals. In order to continue the extension of the waterline the current appeals on the property and the sewage treatment facility must be withdrawn. They will not extend the waterline and defend appeals.

Chairman Horn asked if Laura Dengel had any comments. Ms. Dengel stated any negotiations must be done through her attorney.

Linda Dengel stated the reason for the appeal is because of land use and requested the Planning Commission reconsider because of that.

Chairman Horn stated the Planning Commission feels the applicant, Weaver Homes, fully met all criteria of the development and has met all issues of the township engineer concerning the township's Zoning Ordinance.

Solicitor Wheeler stated the Planning Commission has several options for a motion. They can recommend a denial of the plan to the Board of Supervisors if the waterline being extended is a major issue. They could recommend approval contingent upon the line being extended. They could recommend approval with the other conditions, not including the waterline being extended. Solicitor Wheeler stated her legal opinion is a recommendation of approval without a condition of the waterline extension placed. She said the Board of Supervisors can add or subtract any recommendation of the Planning Commission. Solicitor Wheeler stated the Municipal Planning Code and the township Zoning Ordinance would have the Planning Commission recommend approval. The waterline being extended outside of the development is not an ordinance requirement.

Brenda Sebring stated again if the appeals are dropped the waterline will be installed.

Chairman Horn stated the developer has done everything asked and it is a good plan that meets the ordinance.

Motion by Fessler to recommend final approval of the Meadowcrest Planned Residential Development with the conditions and modifications as set forth in the October 17, 2024 letter from the Solicitor, seconded by Braun. Vote of 6-0 in favor. (October 17<sup>th</sup> letter from Solicitor will be attached to meeting minutes.)

***Ordinance Review***

None

***Educational Programs***

None.

***Discussion***

None

***Closing Comments***

Chairman Horn thanked the Planning Commission for the long hours reviewing the development.

***Adjourn***

Motion by Fessler to adjourn the meeting, seconded by Majors. Vote of 6-0 in favor. Meeting adjourned at 7:37 p.m.

Respectfully,

Lawrie Borgman  
Township Secretary