

New Sewickley Township

Planning Commission

233 Miller Road

Rochester, PA 15074

Chairman Albert Horn

Vice Chairman Jenny Fessler

Secretary Ed Eisenbrown

MINUTES

November 21, 2024

On November 21, 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, Gary Braun, Ed Majors, and Chris Brenckle

Absent: Art Craig

Township Officials: Manager Ronald Leindecker, Secretary Lawrie Borgman, Engineer John Wright, Zoning Consultant Owen Pella

Guests: Alex Meeder, Jessica Powers, Anthony Chambers, Larry Hough, Mike Phipps, Jack Harding

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 October 24th

Ed Majors stated a Zoning Hearing was held for an insurance business on Freedom-Crider Road requesting a variance for a digital sign. The property is zoned Light Industrial and digital signs are only permitted in the Commercial district. The request was granted.

Approval of Tooch Plan of Lots #2

Chairman Horn stated the plan was approved by the Board of Supervisors with the conditions recommended by the Planning Commission. The conditions were met, and the plan is ready for signatures.

Final Approval of Meadowcrest, LP Planned Residential Development & Phase I Subdivision

The Board of Supervisors approved the plan with conditions.

Public Comments

Anthony Chambers expressed concern over the livestock ordinance. He feels the number of animals permitted in smaller parcels is too strict.

Discussion occurred on how and if the ordinance could be changed. With the current ordinance, Mr. Chambers is required to file a variance asking for permission to house more animals.

Chairman Horn requested Mr. Chambers provide the Planning Commission with a drawing of his property showing the chicken coop and compost area before the December meeting.

John Wright will prepare recommended changes to the ordinance for chickens and information on the space other small animals such as goats require for the December meeting.

Minutes

Motion by Majors to approve the October 17, 2024, meeting minutes as submitted, seconded by Brenckle. Vote of 5-0 in favor.

Pre-Application

None.

Preliminary Plans

None

Old Business

None.

Ordinance Review

Jack Harding, Zoning Hearing Board

Jack Harding attended the meeting to discuss areas in the zoning ordinance that the Zoning Hearing Board has recently heard requests for relief to which the Planning Commission may want to change the wording. Section 502, Area and Yard Requirements, Subsection C, Accessory Uses, Item 1, regarding front and side setbacks on corner lots, and setbacks on irregular lots. Owen Pella requested the word “districts” be changed to “uses” in the second sentence of Section 502, Subsection C, Accessory Uses, Item 1. The commission agreed. Discussion occurred on the concerns. John Wright will have an update prepared for review at the January meeting.

Section 606, Electronic Signs, Subsection B only permits electronic signage in the commercial district and not in the Light Industrial District. The commission agreed that electronic signage should be permitted in the Light Industrial District. John Wright will prepare the change for the January meeting.

Alex Meeder, Landscaping Ordinance

Alex Meeder is requesting an update to Ordinance #214 specifically for section 704 landscaping for developments and PRDs. Mr. Meeder would like to have the ordinance reviewed and have a workshop to discuss further.

John Wright stated that what Mr. Meeder is requesting is not out of the norm for most places and supports what he is proposing. Chris Brenckle stated as much weight should be placed on the Penn State guidelines as is done for the International Building Code. Chairman Horn requested Mr. Wright provide direction on proceeding with the changes and suggestions at the February meeting.

Educational Programs

None.

Discussion

PSATS Conference

Chairman Horn asked if any members are interested in attending the conference in May to let him know by the December meeting. Jenny Fessler stated she would like to attend to receive the certificate for the planning classes she has attended.

Closing Comments

None.

Adjourn

Motion by Fessler to adjourn the meeting, seconded by Majors. Vote of 5-0 in favor. Meeting adjourned at 8:10 p.m.

Respectfully,

Lawrie Borgman
Township Secretary