

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
January 3, 2018**

The meeting was called to order by President Mark Mox at 7:30 p.m.

**ROLL CALL**

|                                  |            |
|----------------------------------|------------|
| Adolph Podurgiel                 | Absent     |
| William Quinn                    | Absent     |
| Kenneth Lee, AIA, Vice President | Present    |
| John Remensky, Secretary         | Present    |
| Jane Sorcan                      | Present    |
| Dana Ann Slizik                  | Present    |
| Mark Mox, President              | Present    |
| Present – 5                      | Absent – 2 |

Also Present: John Vogel, Tucker Arensberg, PC  
Robert F. Fischer, Building Inspector/Code Enforcement Officer  
Lisha Mihalko, Assistant Secretary

**PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA**

NONE

**APPROVAL OF MINUTES**

Motion to approve the minutes from the December 6, 2017 Planning Commission meeting contingent upon the addition to the motion for the preliminary review of St. Clair Hospital outpatient services building advising that there was no action taken by the Planning board due to the application process not being completed.

Motion by Mr. Remensky, second by Mrs. Sorcan to approve the minutes from the December 6, 2017 Planning Commission meeting contingent upon the addition to the motion for the preliminary review of St. Clair Hospital outpatient services building advising that there was no action taken by the Planning board due to the application process not being completed.

**All in favor  
Motion Carries**

## **ITEMS FOR REVIEW & CONSIDERATION**

### **Reorganization of the officers**

**Motion** by Mr. Remensky, second by Mrs. Slizik to nominate Mr. Mark Mox as the Chairman for the Planning Committee Board.

**All in favor**  
**Motion Carries**

**Motion** by Mrs. Sorcan, second by Mrs. Slizik to nominate Mr. Kenneth Lee as the Vice Chairman of the Planning Committee Board.

**All in favor**  
**Motion Carries**

**Motion** by Mr. Lee, second by Mrs. Sorcan to nominate Mr. John Remensky as the Secretary of the Planning Committee Board.

**All in favor**  
**Motion Carries**

### **Motion to approve the annual report from the secretary.**

Motion by Mr. Lee, second by Mrs. Slizik to approve the annual report from the secretary.

**All in favor**  
**Motion Carries**

*Adele Beaves*  
*CEC - Environmental Consultant for St. Clair Hospital*

Mrs. Beaves spoke on behalf of the subdivision.  
Some questions were addressed in regard to the site development of the St. Clair Hospital Ambulatory Care Center.

Mr. Mox mentioned that he was concerned about the re-location of N. Wren Drive's right of way. The drawing does not appear to have a full 50 foot right of way.

Mrs. Beaves advised that she can provide a drawing which will show the actual dimensions of the corner. Mrs. Beaves did confirm that the right of way will be at least 50 feet in capacity.

Mrs. Slizik mentioned a concern with the additional electrical services this structure will hold. Mrs. Slizik continued to state in the case where there is a storm, the whole block of N. Wren currently loses power, is the current tower going to be able to handle the additional electric?

Mrs. Beaves replied that she didn't know enough about the electrical; however she is aware that there is going to be an additional breaker added so that the neighboring areas will not be affected by any power outages due to the addition from the hospital.

Mr. Mox mentioned that an invitation was sent from the Environmental Consultant to the Residents of Bird Land advising of a public meeting being held on November 14, 2017 regarding the St. Clair Hospital Ambulatory Care Center.

Mrs. Slizik asked how the list of Residents was collaborated. She mentioned that most of the Residents she spoke to did not receive an invitation.

Mr. Chuck Dibella from St. Clair Hospital replied that he did not have an answer at that time, as the individual who obtained the information for the invitation was not present. Mr. Dibella advised that he would get back to the board.

Mrs. Slizik asked Mr. Dibella how the attendance of the meeting was.

Mr. Dibella replied that there were approximately 10 residents.

#### Preliminary/Final approval of consolidation of Lots for St. Clair Hospital.

No action was completed by the Planning Commission due to the postponement from St. Clair hospital.

#### Preliminary approval for the site development of the St. Clair Hospital Ambulatory Care Center.

No action was completed by the Planning Commission due to the postponement from St. Clair hospital.

#### Mike Mudry Traffic Planning and Design

Mr. Mudry explained that he sent a Comment letter to St. Clair Hospital which is dated December 6, 2017. He also mentioned that he performed an unofficial traffic study prior to the meeting. He continued to explain that he drove two different routes; the first one followed Segar Road to Bower Hill Road, and the other followed up Raven Drive through Bird land to North Wren. Mr. Mudry explained during that time of the day and with normal traffic flow, it usually takes as much time due to the traffic signal length at the top of Sager.

#### Update on SALDO

Mr. Vogel met with Lennon, Smith in regard to a couple questions that they had with the SALDO. Mr. Vogel will be asking for an extension due to the lack of an Engineer at this time. Mr. Vogel hopes that an Engineer will be able to represent the Township for the SALDO in the next couple of weeks.

**Public Comments**

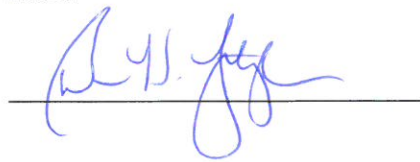
**Adjournment**

Motion by Mr. Remensky, second by Mrs. Slizik to adjourn the meeting.

All in favor  
Motion carries (5-0)

The meeting was adjourned at 8:54pm.

Attest:

A handwritten signature in blue ink is written over a horizontal line. The signature is cursive and appears to read "A. H. [unclear]".