

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
April 4, 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
Emily Palmer, P.E., Lennon, Smith, Souleret
Lisha Mihalko, Assistant Secretary

PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA

None

APPROVAL OF MINUTES

None

ITEMS FOR REVIEW & CONSIDERATION

Review of the Conditional Use needed for St. Clair Ambulatory Care Center valet parking lot.

The Planning Board prepared their recommendations prior to the Zoning Hearing Board meeting. The applicant is asking for relief on the location, due to the hospital being on one lot and the valet parking is planned to be on a different lot. The area is zoned as commercial.

John Vogel
Township Solicitor

The Planning Committee reviewed the St. Clair Hospital Zoning Hearing Board Application as requested by the Zoning Ordinance.

Jim Holcomb

Mr. Holcomb prepared the variance application for the hospital. The Ordinance requires all parking spaces to be located on the same zoning lot as the structure served or be within 60 feet of a main entrance. There is a piece of land that is left after the development of the new hospital. The hospital would like to accommodate this space with valet parking.

The hospital would like to have valet parking to provide assistance for those whom would need it for example the elderly or people with mobility issues. The hospital also feels that it would not disturb the neighbors as the land is an existing parking lot. Mr. Holcomb mentioned that there are sewer issues beneath the existing lot which would be able to be addressed. Mr. Holcomb also advised that they would be adding landscaping around the valet parking lot as well.

Mr. Kenneth Lee mentioned that he will not be voting today, due to a conflict of interest.

Motion to recommend approval to the Zoning Hearing Board for the variance requested by St. Clair Hospital.

Motion by Mr. Remensky, second by Mrs. Sorcan to recommend approval to the Zoning Hearing Board for the variance requested by St. Clair Hospital.

Roll Call:

Adolph Podurgiel	Absent
William Quinn	Absent
Kenneth Lee, AIA, Vice President	Abstain – Due to conflict
John Remensky, Secretary	Yes
Jane Sorcan	Yes
Dana Ann Slizik	No
Mark Mox, President	Yes

Motion Carries (3-1)

SALDO

Motion to authorize submission of a revised SALDO addressing the County comments letter from 07/27/2017.

Motion by Mrs. Slizik, second by Mr. Lee to authorize submission of a revised SALDO addressing the county comments from the letter dated 07/27/2017.

All in favor

Motion Carries (5-0)

Public Comments

Adjournment

