

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
July 16, 2018**

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

**ROLL CALL**

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

Present – 5

Absent – 2

Also Present:    Todd Tulowitzki, Building Inspector and Code Enforcement Officer  
                      Lisha Mihalko, Assistant Secretary  
                      Robert McTiernan, Tucker Arensberg, PC, Township Solicitor  
                      Emily Palmer, P.E., Lennon, Smith, Souleret, Township Engineer  
                      Michael Mudry, Traffic, Planning, and Design, Inc.

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

**APPROVAL OF MINUTES**

None at this time

**ITEMS FOR REVIEW & CONSIDERATION**

Preliminary / Final Approval for the site development plan of the St. Clair Hospital Ambulatory Care Center.

Mike Mudry with Traffic Planning and Design (TPD)

**ADA Ramp:**

Mr. Mudry spoke in regard to his letter dated July 9, 2018 for the ADA ramps. Mr. Mudry explained to the Committee that he met with Ms. Adele Beaves with Civil and Environment Consultants, Inc. (CEC); they discussed different options and Mr. Mudry advised that Ms. Beaves is accepting of the items suggested.

Mr. Mudry explained if an easement can be obtained from the Wozniak property, extending the sidewalk on the west side of North Wren Drive to the asphalt driveway for MJ Automotive, which will eliminate any sidewalk gap at this location.

**Highway Occupancy Permit:**

Mr. Mudry explained that the applicant has to obtain a Highway Occupancy Permit from Allegheny County. Mr. Mudry advised that the application shall be submitted to Scott Township for review.

**Traffic Signal:**

Mr. Mudry advised that a traffic signal permit from PennDOT should be a condition of approval. Mr. Mudry advised that the application shall be submitted to Scott Township for review.

Emily Palmer with Lennon, Smith, Souleret Engineering, Inc. (Scott Township Engineer)

**Downstream Storm sewer system and the Emergency spillway:**

Mrs. Palmer explained that the Emergency spillway is being directed toward the street. The applicant has updated the plans to flow into their private system. Mrs. Palmer explained that there are two to three pipes that do not meet the requirements. Mrs. Palmer advised that the hospital that if the Township could request a waiver for this issue; however that will cause additional ponding.

Mrs. Slizik

Mrs. Slizik explained that there has recently been a lot of rain and she asked what the hospital was planning on doing with this excessive amount.

Ms. Beaves explained that the hospital has switched software models which has allowed them to obtain additional data to create a detailed downstream model. Ms. Beaves continued to say the crate will be stationed next to the pond. The crate will then collect all additional water and release it at a slower rate than normal.

Pierce Richardson  
Representative for the hospital

Mr. Richardson stated that there have been many options reviewed. However, there have not been any that would be feasible. Mr. Richardson mentioned that he would be willing to take suggestions for other options.

Mr. McTiernan stated that he believes Mr. Mitrovich stated that he suggested putting a larger detention structure in place.

Ms. Beaves advised that Mr. Mitrovich did not mention a detention structure. Ms. Beaves continued to explain that the option to look at a detention structure wasn't considered at this point, because that requires a lot of maintenance follow up from the Township.

David Murphy  
1669 Blue Jay Drive

Mr. Murphy addressed his concern with the ponding on the side of Segar Road. He continued to state that the overflow will add to the stormwater issues the Township is already having, as well as trying to comply with the existing Ordinance.

Kathy Jameson  
1376 Raven Drive

Ms. Jameson asked why the hospital thinks having more grass area in the new parking lot is going to help with the water issue? Ms. Jameson brought attention to what Ms. Beaves previously suggested adding more of the crates.

Ms. Jameson also asked if the hospitals stormwater plans don't work properly; and the residents are forced to pay higher Insurance rates and/or forced out of their homes, will the hospital be responsible for all the additional bills.

Mike Deparno  
Cardinal Drive

Mr. Deparno made the comment that the residents most affected by the project; do not want it approved. He continued to ask why the Township was going to proceed with the plans if this is the case.

Michael Falderoff  
1130 Blue Jay Drive

Mr. Falderoff asked why they have not spent the extra money, if the hospital wants this project. Mr. Falderoff continued to say that he did his research on the stormwater issues, and if the hospital would spend the additional expenses they would be able to provide the best resolution.

Mr. Rob Horwitz  
1289 Cardinal Drive

Mr. Horwitz feels that the hospital has gone above and beyond all the requirements asked. He continued to state that this property was owned prior to the hospital and there were never concerns about those shops in that area. The hospital is trying to address the concern with the stormwater, but the flowing of the water downstream is not something that the hospital can control.

**Motion** to recommend approval of the Preliminary/Final approval of the site development plan for the St. Clair Hospital Ambulatory Care Center contingent upon addressing the comments referenced in Lennon, Smith, Souleret Engineering, Inc. letter dated July 16, 2018 and the letter from Traffic Planning and Design dated July 9, 2018.

**Motion** by Mr. Remensky, second by Mr. Quinn to recommend approval of the Preliminary/Final approval of the site development plan for the St. Clair Hospital Ambulatory Care Center contingent upon addressing the comments referenced in Lennon, Smith, Souleret Engineering, Inc. letter dated July 16, 2018 and the letter from Traffic Planning and Design dated July 9, 2018.

**Roll Call:**

Adolph Podurgiel	N/A
William Quinn	Yes
Kenneth Lee, AIA, Vice President	Abstained due to conflict of interest
John Remensky, Secretary	Yes
Jane Sorcan	N/A
Dana Ann Slizik	Yes
Mark Mox, President	Yes

**Motion Carries (4-0)**

**Public Comments**

**Adjournment**

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

The meeting was adjourned at 9:30PM.

Attest:



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