

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
January 2, 2019**

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

**ROLL CALL**

|                            |         |
|----------------------------|---------|
| Vincent Lancia             | Present |
| William Quinn              | Absent  |
| Kenneth Lee, Vice Chairman | Present |
| John Remensky, Secretary   | Present |
| Jane Sorcan                | Present |
| Dana Ann Slizik            | Present |
| Mark Mox, Chairman         | Present |

Present – 6

Absent – 1

Also Present: Robert Fischer, Building Inspector and Code Enforcement Officer  
Todd Tulowitzki, Code Enforcement Officer  
John Vogel, Tucker Arensberg, PC; Township Solicitor  
Emily Palmer, P.E., Lennon, Smith, Souleret; Township Engineer

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

**APPROVAL OF MINUTES**

**Motion to approve the minutes from the May 02, 2018 Planning Commission Meeting.**

The following amendments were made to the May 02, 2018 minutes: 1. Include Michael Mudry from Traffic, Planning, and Design, Inc. to the 'also present' category. 2. Typographical errors. 3. Changing the font style to reflect the same throughout the whole document. 4. Change to Ed Kearns comment should read as: 'vehicles are going *'to use'* North Wren Drive.

**Motion** by Mr. Remensky, second by Mrs. Slizik to approve the minutes from May 02, 2018 Planning Commission Meeting, contingent upon the above noted corrections/modifications being made.

**All in favor  
Motion Carries (6-0)**

Motion to approve the minutes from the June 06, 2018 Planning Commission Meeting.

The following amendments were made to the June 06, 2018 minutes. 1. Page #3 under the Conditional Use motion it should reflect '*Private Parking*'. 2. Page #7 under the motion to recommend approval of the waiver for St. Clair Hospital; it should reflect HDPE pipe. 3. Page #5 residents name was misspelled; Kevin Russel.

**Motion** by Mrs. Sorcan, second by Mr. Lee to approve the minutes from June 06, 2018 Planning Commission Meeting, contingent upon the above noted corrections/modifications being made.

**All in favor**  
**Motion Carries (6-0)**

Motion to approve the minutes from the July 16, 2018 Planning Commission Meeting.

The following amendments were made to the July 16, 2018 minutes. 1. Include Michael Mudry from Traffic, Planning, and Design, Inc. to the 'also present' category. 2. Under 'also present' include the title for Mr. McTiernan and Mrs. Palmer. 3. Capitalization 'Wozniak'. 4. Page #2 it should read as follows: 'Additional data to create a detailed downstream *model*'.

Motion by Mrs. Slizik, second by Mr. Remensky to approve the minutes from July 16, 2018 Planning Commission Meeting, contingent upon the above noted corrections/modifications being made.

**All in favor**  
**Motion Carries (6-0)**

**ITEMS FOR REVIEW & CONSIDERATION**

Motion to approve the annual report from the secretary.

Modifications were addressed under the June Meeting.

**Motion** by Mr. Lee, second by Mrs. Slizik to approve the annual report from the secretary, contingent upon the above noted corrections/modifications being made.

**All in favor**  
**Motion Carries (6-0)**

Reorganization of the officers

**Motion** by Mr. Lee, second by Mr. Remensky to nominate Mr. Mark Mox as the Chairman for the Planning Commission.

**All in favor**  
**Motion Carries (6-0)**

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

**All in favor**  
**Motion Carries (6-0)**

**Motion** by Mrs. Sorcan, second by Mrs. Slizik to nominate Mr. John Remensky as the Secretary of the Planning Commission.

**All in favor**  
**Motion Carries (6-0)**

Updating of the Grading Ordinance:

The Board members were provided with some examples of the grading Ordinance from other municipalities in the surrounding area.

Mr. Fischer explained that this subject was brought to the attention of the Board of Commissioners due to the recent repair from a land slide in the area. The Board of Commissioners believes that a grading permit should have been requested prior to the work being completed.

Mr. Fischer also addressed another concern with the Ordinance as it currently reflects a grading permit is required for a hole being dug deeper than 3 feet. This requirement restricts the cemeteries in our area from providing burial services without a grading permit.

Mr. Fischer suggested the Planning Commission review this Ordinance similar to how they handled the SALDO.

Mr. Mox said that the first step is to establish a team to review the Ordinance for possible changes and/or additions. Mr. Mox suggested that a Commissioner be included in this process.

Mr. Fischer suggested Mr. David Calabria.

The Planning Commission members will be Mr. Kenneth Lee, Mr. Mark Mox, and Mr. John Remensky.

Mr. Mox also suggested that the Township Engineer and Solicitor attend these meetings. He also asked Mr. Fischer if he foresees any developments.

Mr. Fischer responded that the only property he feels that could be a development would be the old Max and Erma's location.

Updating of the Street Opening Ordinance:

The Board members were provided with some examples of the Street Opening Ordinance from other municipalities in the surrounding area.

Mr. Mox mentioned that the majority of municipalities do require the contractor to repave from curb to curb. This eliminates any patch work being completed to repair any damage done during construction.

Mrs. Palmer mentioned that the SALDO was updated to reflect the curb to curb paving, therefore this Ordinance requires an update to reflect this change.

Mr. Mox stated that Mrs. Palmer and Mr. Fischer will review the Street Opening Ordinance. Once, the review is completed the revised Ordinance will be provided to the Planning Committee for review.

Consideration for Hazardous Tree on private property:

The Board members were provided with one example of the Hazardous Tree Ordinance from another municipality in the surrounding area.

Mr. Mox advised that the Planning Commission can handle the review of this Ordinance.

Mr. Fischer advised that this problem was addressed to the Board of Commissioners, due to an issue the Township is currently facing with a dead pine tree in a residents yard. The Township currently cannot request that the tree be removed for hazardous conditions. Mr. Fischer explained that the Code Enforcement Office does send a letter to the residents advising the property owner that the tree needs to be removed; however the Township cannot force the owner to remove the tree(s).

Mr. Lee also suggested including verbiage that will allow the Township to enforce the removal of any tree. However, the Township will not be responsible for removing the stump.

Mr. Vogel stated that he would create a draft for the Planning Commission to review at the February 2019 meeting.

Review of section 3-104.11 Billboards Signs of the Zoning Ordinance:

Mr. Fischer advised that the issue was addressed to the Board of Commissioners when Lamar Advertisements request to change their message boards to LED Message Boards was denied. Mr. Fischer also advised that he is aware of two requests that will be requested in the near future; Our Lady of Grace and St. Simon and Jude.

Mr. Vogel stated that he would provide documentation to the Planning Board to review this issue.

Update on SALDO:

Mr. Vogel mentioned that the advertisement will be published on January 7, 2019 and January 14, 2019. He also mentioned that the hearing is scheduled for January 22, 2019 at 7:00pm. Mr. Vogel suggested Mrs. Palmer and a member of the Planning Commission attend the hearing.

Mr. Fischer provided an update in regard to the St. Clair Hospital construction. He advised that the roadway is scheduled to open on Wednesday, January 8, 2019.

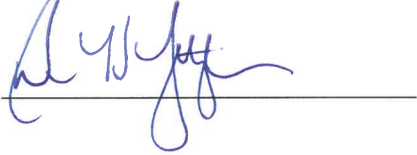
**Public Comments**

**Adjournment**

Motion by Mr. Lee, second by Mr. Lancia to adjourn the meeting.

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 be "A. W. Lee".

