

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
March 4, 2020**

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

**ROLL CALL**

Vincent Lancia	Present
Donald Kaminski	Present
Kenneth Lee, Vice Chairman	Present
John Remensky, Secretary	Present
Jane Sorcan	Present
Dana Ann Slizik	Present
Mark Mox, Chairman	Present

Present – 7

Absent – 0

Also Present: Mark Mox, Planning/Zoning/Code Enforcement Officer  
John Vogel, Tucker Arensberg, PC; Township Solicitor  
Emily Palmer, P.E., Lennon, Smith, Souleret; Township Engineer  
Lisha Mihalko, Assistant Secretary

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

**APPROVAL OF MINUTES**

Approval of the minutes for the February 10, 2020 Planning Commission meeting.

**Motion** by Mr. Remensky, second by Mr. Lancia to approve the minutes from the February 10, 2020 Planning Commission meeting.

**All in Favor  
Motion Carries (7-0)**

**ITEMS FOR REVIEW & CONSIDERATION**

Conditional Use Application for a Best Brains Tutoring Services in a C-2 Commercial Zoning District located at 1100 Washington Avenue.

This application is being submitted to propose a tutoring service in the Schoolhouse Properties building at 1100 Washington Avenue. The site is currently zoned C2 – General Commercial.

Kimberly Fisher with Schoolhouse Commercial Properties, L.P.  
1120 Perry Highway  
Pittsburgh, PA. 15237

Ms. Fisher is the property representative of 1100 Washington Avenue.

Kalyan Koka  
1515 Shaker Court  
Sewickley, PA 15143

Mr. Koka is the owner of Best Brains Tutoring Services. Mr. Koka explained that this would be an after-school program. The program does follow a curriculum and their staff includes teachers.

Mrs. Palmer addressed some concerns from the Township Engineer's Comment Letter dated March 4, 2020.

**Motion** to recommend approval of the Conditional Use application for a 'Best Brains Tutoring' service in a C2 – Commercial Zoning District located at 1100 Washington Ave.

**Motion** by Mr. Remensky, second by Mr. Kaminski to recommend approval of the Conditional Use application for a 'Best Brains Tutoring' service in a C2 – Commercial Zoning District located at 1100 Washington Ave.

**ROLL CALL**

Vincent Lancia	Yes
Donald Kaminski	Yes
Kenneth Lee, Vice Chairman	Yes
John Remensky, Secretary	Yes
Jane Sorcan	Yes
Dana Ann Slizik	Yes
Mark Mox, Chairman	Yes

**Motion Carries (7-0)**

Waiver Request to the Scott Township Subdivision and Land Development Ordinance Section 4-403.B(2) Sidewalk Requirements and the Preliminary Submittal of the Major Land Development for the Starbuck's Plan.

Michael Takas with Bohler, Inc.  
1 Allegheny Square, Suite 402  
Pittsburgh, PA. 15212

Mr. Takas explained to the Planning Commission that the plans have been modified to the requirements provided by the Planning Commission during previous conversations. He discussed the different option they took with the flow of traffic coming in and out of the site. Mr. Takas also explained that he has been trying to schedule a meeting with Penndot for a 'scoping Meeting', but he has not succeeded in that as of yet.

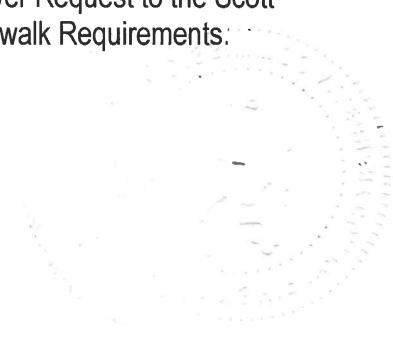
Mrs. Palmer addressed some concerns from the Township Engineer's Comment Letter dated March 3, 2020.

**Motion** to recommend approval of the Waiver Request to the Scott Township Subdivision and Land Development Ordinance Section 4-403.B(2) Sidewalk Requirements.

**Motion** by Mrs. Sorcan, second by Mrs. Slizik to recommend approval of the Waiver Request to the Scott Township Subdivision and Land Development Ordinance Section 4-403.B(2) Sidewalk Requirements:

**ROLL CALL**

Vincent Lancia	Yes
Donald Kaminski	Yes
Kenneth Lee, Vice Chairman	Yes
John Remensky, Secretary	Yes
Jane Sorcan	Yes
Dana Ann Slizik	Yes
Mark Mox, Chairman	Yes



**Motion Carries (7-0)**

**Motion** to recommend approval of the Preliminary submittal of the Major Land Development for Starbucks, subject to the following conditions; Satisfaction of comments from the Township Engineer's Letter dated March 3, 2020 and satisfaction of the off street parking needs, as determined by the Planning Commission, pursuant to Zoning Ordinance section 3-105.28.A.

**Motion** by Mr. Lee, second by Mr. Remensky to recommend approval of the Preliminary submittal of the Major Land Development for Starbucks, subject to the following conditions; Satisfaction of comments from the Township Engineer's Letter dated March 3, 2020 and satisfaction of the off street parking needs, as determined by the Planning Commission, pursuant to Zoning Ordinance section 3-105.28.A.

**ROLL CALL**

Vincent Lancia	Yes
Donald Kaminski	Yes
Kenneth Lee, Vice Chairman	Yes
John Remensky, Secretary	Yes
Jane Sorcan	Yes
Dana Ann Slizik	Yes
Mark Mox, Chairman	Yes

**Motion Carries (7-0)**

**Public Comments**

**Adjournment**

**Motion** by Mrs. Slizik, second by Mrs. Sorcan to adjourn the meeting.

The meeting was adjourned at 9:18pm.

Attest: 

