

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
August 5, 2020**

This meeting was held via Zoom.  
Streamed live on Facebook

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 – Arrived: 7:45pm
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  
James Stoker, Information Technology Technician Manager  
Lisha Mihalko, Assistant Township Secretary

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

Public comments on items for review and consideration.

**APPROVAL OF MINUTES**

Approval of the minutes for the June 3, 2020 Planning Commission meeting.

**Motion** by Mrs Slizik, second by Mr. Remensky to approve the minutes from the June 3, 2020 Planning Commission meeting.

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

**ITEMS FOR REVIEW & CONSIDERATION**

Variance Request, by Andrea & Dale Dabney, 613 & 617 Hope St., Pittsburgh, PA. 15220, from Ordinance No. 1620-15 as follows:

Section 3-101.7(A)(2) – Variance to construct a 6ft high privacy fence. The Property is Located in Ward – 5 and Zoned: R1 – Single Family Residential.

This site is located at 613 & 617 Hope Street. The site is Zoned R-1, Single Family Residential. The applicant is proposing to install a six-foot-high privacy fence to match the existing.

**Applicant:**

*Andrea Dabney  
613 & 617 Hope St  
Pittsburgh, PA. 15220*

Mrs. Dabney advised the Planning Commission that they purchased their property with a fence installed on the 613 Hope St. side, she would like to expand the fence to match the existing fence. The home owner has a Pool which is currently secured however, the fence will provide extra safety measures. Mrs. Dabney also stated that she has an interest in rescuing a dog and the fence would also provide a secure location for the dog.

**Motion to recommend approval of a Variance Request for the installation of a 6ft high privacy fence to be installed at 613 & 617 Hope St.**

**Motion** by Mr. Lee, second by Mr. Kaminski to recommend approval of a Variance Request for the installation of a 6ft high privacy fence to be installed at 613 & 617 Hope St.

**ROLL CALL**

Vincent Lancia	Yes
Donald Kaminski	Yes
Kenneth Lee, Vice Chairman	Yes
John Remensky, Secretary	No
Jane Sorcan	Absent
Dana Ann Slizik	Yes
Mark Mox, Chairman	Yes

**Motion Carries (5-1-1)**

Variance Request, by Brittany Blair-Martin, 366 Vanadium Rd.; Pittsburgh, PA. 15243, from Ordinance No. 1620-15 as follows:

Section 3-101.7(A)(1) – Variance to construct a fence in the front yard setback of Elmbrook Lane. The Property is Located in Ward – 3 and Zoned: R1 – Single Family Residential.

This site is located at 366 Vanadium Road at the corner of Elmbrook Lane. The site is Zoned R-1, Single Family Residential. The applicant is proposing to install a fence in the front yard along Elmbrook Drive.

**Applicant:**

*Brittany Blair-Martin  
366 Vanadium Rd.  
Pittsburgh, PA. 15243*

Mrs. Blair-Martin stated that she would like to replace the existing fence which was there when she purchased the home. She had an inspection done previously and the Appraiser advised them to replace the existing fence due to safety reasons. Mrs. Blair-Martin would also like to replace the fence as she has pets and Nieces and Nephews that are too young to know the safety of the road.

Motion to recommend approval of a Variance Request for a privacy fence to be installed in the front yard setback of Elmbrook Lane.

**Motion** by Mrs. Sorcan, second by Mrs. Slizik to recommend approval of a Variance Request for a privacy fence to be installed in the front yard setback of Elmbrook Lane.

**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)**

Conditional Use request for Kenjoh Outdoor Advertising, LLC to install a billboard, with an electronic message sign, on parcel 101-N-100 that is located in the Airport Overlay of a C-3 District.

The site is located on the Western side of I-79. The site is Zoned C-3, General Commercial and Airport Overlay District. The applicant is proposing the installation of a billboard with electronic message sign.

**Applicant:**

Stuart Gaul & John Kirirah  
P.O. Box 4212  
Sidney, OH. 45365

Mr. Gaul addressed the concerns from the Township Engineer's Comment Letter dated August 3, 2020.

Mr. Kirirah stated that there is currently a gravel road that leads to the location where the billboard will be installed. Kenjoh is planning on extending the gravel road in order to access the billboard for maintenance purposes.

Mr. Kirirah stated that he will be getting the status on the impact and mitigation study relating to the wetland surrounding the proposed area for installation.

Motion to recommend approval for the application filed by Kenjoh Outdoor Advertising, LLC. for a conditional use approval to install a billboard with an electronic message sign on the property located on the western side of I-79, owned by Collier Development, LP, Zoned C-3, General Commercial, subject to the satisfaction of the conditions within the Township's Engineer's review letter dated August 3, 2020.

**Motion** by Mr. Remensky, second by Mr. Lee to recommend approval for the application filed by Kenjoh Outdoor Advertising, LLC. for a conditional use approval to install a billboard with an electronic message sign on the property located on the western side of I-79, owned by Collier Development, LP, Zoned C-3, General Commercial, subject to the satisfaction of the conditions within the Township's Engineer's review letter dated August 3, 2020.

**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)**

Final Submittal of the Major Land Development for the Starbuck's Plan.

On May 26, 2020 the Board of Commissioners approved 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 satisfies off street parking needs as determined by the Planning Commission pursuant to Zoning Ordinance section 3-105.28.A and the approval of the Waiver Request to the Scott Township Subdivision and Land Development Ordinance Section 4-403.B(2) Sidewalk Requirements; as recommended by the Planning Commission.

The applicant is now submitting approval for the Final Submittal of the Major Land Development for the Starbuck's Plan. The site is located on the Northern side of Cochran Road at the intersection of Roessler Road. The site is Zoned C-2, General Commercial and R-3, Medium to High Density Residential.

The applicant proposes the demolition of an existing structure (former Max & Erma's) and the construction of a Starbucks with a drive-thru lane and associated parking and stormwater management facilities.

**Applicant:**

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

Mr. Mox asked about the traffic study. He stated that without the traffic study the Planning Commission does not feel comfortable with moving forward with this application.

**Motion** to table the application for the final submittal of the major land development for the Starbuck's plan until September 2020.

**Motion** by Mr. Remensky, second by Mrs. Slizik to table the application for the final submittal of the major land development for the Starbuck's plan until September 2020.

**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 9:42pm.

Attest:



