

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
September 2, 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 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 August 5, 2020 Planning Commission meeting.

Motion by Mrs. Slizik, second by Mr. Remensky to approve the minutes for the August 5, 2020 Planning Commission meeting, contingent upon the correction of a mistyped word.

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

ITEMS FOR REVIEW & CONSIDERATION

Review and recommendation for the final submittal of the Major Land Development for the Starbuck's Plan.

The applicant received approval for the preliminary Major Land Development at the Board of Commissioners Meeting of May 26, 2020. At that time the approval was given subject to the following conditions; satisfaction of comments from the Township Engineer's Letter dated March 3, 2020, satisfy 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 submitted the final Major Land Development plans for consideration by the Planning Commission at their August 5, 2020 Meeting. At that time the application was tabled due to the applicant not submitting a traffic impact study for the area.

The applicant has submitted updated plans and procedures for review and consideration by the Planning Commission.

Mrs. Palmer reviewed the updated documents and addressed some concerns from the Township Engineer's Comment Letter dated September 1, 2020.

In attendance were the following:

Applicant:

*Michael Takas with Bohler, Inc. (Engineer)
1 Allegheny Square, Suite 402
Pittsburgh, PA. 15212*

Applicant:

*David DiGioia, P.E. with McMahon (Traffic Engineer)
400 Penn Center Blvd.
Pittsburgh, PA. 15235*

Mr. Takas commented on the Traffic Impact Study (TIS). He stated that he did not submit the study to PennDOT as of yet, because PennDot does not require a Traffic Impact Study. The Highway Occupancy Permit (HOP) application and traffic impact study will be submitted to PennDot once approved by Scott Township.

Motion by Mr. Remensky, second by Mrs. Slizik to recommend approval of the Starbuck's Final Development Plan; subject to the comments of the Engineer's letter of September 1, 2020, in particular PennDot review of a traffic impact study. In the event PennDot requires a left turn lane and/or a traffic signal, the applicant shall install at it's cost such traffic signal and left turn lane. Also, the Highway Occupancy Permit 'notation' must be added to the site plan.

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

The meeting was adjourned at 8:53pm.

Attest:



