

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
October 7, 2020**

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

ROLL CALL

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

Present – 5

Absent – 2

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

PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA

There were no public comments on items for review and consideration.

APPROVAL OF MINUTES

Approval of the minutes for the September 2, 2020 Planning Commission meeting.

Motion by Mrs. Slizik, second by Mr. Kaminski to approve the minutes for the September 2, 2020 Planning Commission meeting, contingent upon the corrections provided.

All in Favor

Motion Carries (5-0)

ITEMS FOR REVIEW & CONSIDERATION

Review and Recommendation for the Preliminary/Final Submittal of the Minor Subdivision for the Walnoha Lot Consolidation Plan.

This property is located at 168 Vanadium Road and is Zoned C-1 – Convenience Commercial and R-2 – General Residential. The plan proposes to consolidate two existing parcels to one parcel. Currently situated on the site are two commercial buildings; Ed’s Woodshed and Grand Slam Grooming.

Applicant:

Jim Walnoha; Owner of Ed's Woodshed
2355 Hidden Timber Dr.
Pittsburgh, PA. 15241

Mr. Walnoha is the current owner of both parcels of land to be consolidated. He would be utilizing the property to expand his Ed’s Woodshed business and use the additional space for storage.

Motion by Mr. Remensky, second by Mr. Lee to recommend approval for the Preliminary/Final Submittal of the Minor Subdivision for the Walnoha Lot Consolidation Plan, contingent upon satisfying the Engineer’s Review Letter dated October 1, 2020.

Roll Call

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

Motion Carries (5-0)

Review and Recommendation for the Variance Request, by RGK Realty LP, 1221 Front St.; Carnegie, PA. 15106, from Ordinance No. 1620-15 as follows:

Section 2-204.1 and Table 2-01 – Use Variance to permit a Single – Family Residential Use in a General Industrial Zoning District. The Property is Located in Ward – 1 and Zoned: I-1 – General Industrial.

This property is located at 1221 Front Street at the corner of Short Street. This site is Zoned I-1 – General Industrial. The applicant is proposing to change the use from religious, which is a permitted use, to a single family residential, which is not a permitted use. This action requires a variance.

Applicant:

Robert Kramer: RGK Realty, LP
303 Oneida St.
Pittsburgh, PA. 15211

Mr. Kramer explained that the property and building do not currently meet the minimum area and bulk regulations for the Industrial District. The lot size is 4800 square feet versus the required 10,000 square feet. The lot width is 40 feet versus the minimum of 100 feet. The front set back is less than the required 35 feet. The lot and building size are more indicative to a residential use than industrial/religious. Mr. Kramer also advised that the surrounding properties are also considered legally existing non-conforming residential uses. The proposed use is the same as the existing surrounding uses.

Motion by Mr. Remensky, second by Mrs. Slizik to recommend approval to the Zoning Hearing Board for the use variance application of 1221 Front Street; owned by RGK Realty, L.P. to convert the permitted religious use to a Single-Family Residential use.

Roll Call

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

Motion Carries (5-0)

Public Comments

No public comments.

Adjournment

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

The meeting was adjourned at 8:05pm.

Attest: _____



10/07/2020

