

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
1 PARK DRIVE, COMMUNITY ROOM  
SCOTT TOWNSHIP, PA 15106  
November 4, 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  
Emily Palmer, Lennon, Smith, Souleret; Township Engineer  
Lisha Mihalko, Assistant Township Secretary  
James Stoker, Information Technology Technician Manager

**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 October 7, 2020 Planning Commission meeting.

**Motion** by Mr. Remensky, second by Mrs. Slizik to approve the minutes for the October 7, 2020 Planning Commission meeting.

**All in Favor  
Motion Carries (5-0)**

**ITEMS FOR REVIEW & CONSIDERATION**

Review and Recommendation for the Variance Request, by Joseph Scalise for property located at 344 Rockhill Rd.; with a Post Office location of Pittsburgh, PA. 15243, The Variance is requested from Ordinance No. 1620-15 as follows:

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

This site is located at 344 Rockhill Road. The site is Zoned R-1, Single Family Residential. The applicant is proposing to install a fence. The variance is being requested to eliminate the requirement of a 30' off set from Brookfield Road.

**Applicant:**

*Joe and Melissa Scalise  
344 Rockhill Road  
Pittsburgh, PA. 15243*

**Motion** by Mr. Remensky, second by Mr. Kaminski to recommend approval to the Zoning Hearing Board for the variance request by Joseph Scalise for property located at 344 Rockhill Road; with a Post Office location of Pittsburgh, PA. 15243. to construct a 5ft fence in the front yard setback of Brookfield Road.

**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 Requests, by Kenjoh Outdoor Advertising, LLC for property located along I-79, with a Post Office location of Bridgeville, PA 15017, Also known as Lot & Block 101-N-100, The variances are requested from Ordinance No. 1654-20 as follows:

*Section 3-104.11(2) – Variance to construct a Billboard Sign with a maximum area of 1200sf. The Property is Located in Ward – 5 and Zoned: C-3 – General Commercial.*

*Section 3-104.11(3)(a) – Variance to construct a Billboard Sign with a maximum pole diameter size of 5ft. The Property is Located in Ward – 5 and Zoned: C-3 – General Commercial.*

**Applicant:**

*Kenjoh Outdoor Advertising, LLC.  
1842 Shawnee Drive  
Sidney, OH 45365*

**Motion** by Mr. Remensky, second by Mrs. Slizik to deny recommendation of approval to the Zoning Hearing Board for the variance request by Kenjoh Outdoor Advertising, LLC. For the property along I-79, also known as Lot & Block 101-N-100, for the variance to construct a billboard sign with a maximum area of 1200sf.

**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	No

**Motion Carries (4-1)**

**Motion** by Mr. Rememsky, second by Mr. Kaminski to deny recommendation to the Zoning Hearing Board for the variance request by Kenjoh Outdoor Advertising, LLC. For the property along I-79, also known as Lot & Block 101-N-100, for the variance to construct a billboard sign with a maximum pole diameter size of 5ft.

**Roll Call**

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

**Motion Carries (3-2)**

Review and Recommendation for the Variance Requests, by Flash Point Partners, LLC for property located at 1000 Lindsay Rd.; with a Post Office location of Carnegie, PA. 15106, The Variances are requested from Ordinance No. 1620-15 as follows:

*Section 2-101.2(1)(a) – Variance to permit a minimum lot area of 5,175sf. The Property is Located in Ward – 2 and Zoned: R-1 – Single Family Residential.*

*Section 2-101.2(2)(a) – Variance to permit a minimum lot width of 45ft. The Property is Located in Ward – 2 and Zoned: R-1 – Single Family Residential.*

*Section 2-101.2(5)(b) – Variance to permit a minimum side yard setback of 5ft. The Property is Located in Ward – 2 and Zoned: R-1 – Single Family Residential.*

*Section 2-101.2(5)(c)(1) – Variance to permit a minimum rear yard setback of 25 ft. The Property is Located in Ward – 2 and Zoned: R-1 – Single Family Residential.*

*Section 2-101.2(6) – Variance to exceed the 30% maximum lot coverage. The Property is Located in Ward – 2 and Zoned: R-1 – Single Family Residential.*

*Section 3-107.10(3)(d) – Variance to include slopes in excess of 25% in calculations of lot area and lot coverage. The Property is Located in Ward – 2 and Zoned: R-1 – Single Family Residential.*

This site is located at 1000 Lindsay Road. The site is Zoned R-1, Single Family Residential. The applicant is proposing to develop the land located at 1000 Lindsay Road; former site of Our Lady of Victory Church into 30 single family detached lots allowing for the construction of first floor master single family homes. The applicant revised their variance request to minimize the relief needed.

**Applicant:**

*Flash Point Partners, LLC. (Matt Cramer)  
1 Cedar Boulevard, #100  
Pittsburgh, PA. 15228*

**Motion** by Mr. Remensky, second by Mrs. Slizik to recommend approval for the variance request, by Flash Point Partners, LLC. for the property located at 1000 Lindsay Road as follows: Section 2-101.2(1)(a); Variance to permit a minimum lot area of 5,850sf, Section 2-101.2(2)(a); Variance to permit a minimum lot width of 50ft, Section 2-101.2(5)(b); Variance to permit a minimum side yard setback of 7.5ft., Section 2-101.2(5)(c)(1); Variance to permit a minimum rear yard setback of 30ft., Section 2-101.2(6); Variance to permit the 36% maximum lot coverage, and Section 3-107.10(3)(d); Variance to include slopes in excess of 25% in calculations of lot area and lot coverage, the minimum usable rear yard depth shall not be less than 12 feet clear and in these rear yards the retaining walls shall not exceed 5 feet high, and exterior building elevations shall be approved by the Board of Commissioners as part of the land development plan.

**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 of the Amendment to Ordinance 1620-15 to include Short Term Rentals of Residential Dwellings.

The Planning Commission discussed modifications and tabled for additional discussion.

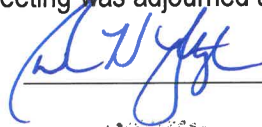
**Public Comments**

No public comments.

**Adjournment**

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

The meeting was adjourned at 10:32pm

Attest:  \_\_\_\_\_



