

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
April 7, 2021**

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
Todd Tulowitzki	Present
Jane Sorcan, Secretary	Present
Dana Ann Slizik	Absent
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/Administration Supervisor

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

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

**ITEMS FOR REVIEW & CONSIDERATION**

Motion to approve the Minutes for the March 2021 Planning Commission Meeting.

**Motion** by Sorcan, second by Kaminski to approve the Minutes for the March 2021 Planning Commission Meeting.

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

**Motion** to recommend approval of the Saint Michael the Archangel Parish (Our Lady of Grace Church) Conditional Use Application for the property located at 310 Kane Blvd. The Applicant is requesting conditional use approval to replace their existing changeable message sign, located along Bower Hill Rd., with an electronic message sign.

This property is located at 310 Kane Boulevard and zoned R-1 Single Family Residential and is located within the Airport Overlay District. The applicant is proposing the replacement of an existing sign and the installation of a new LED electronic message sign. The applicant stated that the existing poles and frame will be reused.

Applicant:

Brandon Meyer with  
Smart Signs – Representative for Saint Michael the Archangel Parish.

Palmer addressed the comments on the Township Engineers letter dated March 22, 2021.

Meyer provided two photos to the Commission. One photo of the existing sign and one photo of the new sign. Both photos had the dimensions included, which showed that the newer sign is going to be smaller in size than the existing sign.

Mox stated that the right-of way issue may not even be a problem with the size being smaller. Mox also, addressed his concerns with the illumination of the sign because of its location being in a resident's front yard.

Meyer advised that the settings will be adjusted so the signs illumination is dimmed during the evening and night hours in accordance with the Township Ordinance. Meyer also stated that the settings can always be adjusted to reflect a schedule the Township would agree on.

**Motion** by Lee, second by Sorcan to recommend approval of the Saint Michael the Archangel Parish (Our Lady of Grace Church) Conditional Use Application for the property located at 310 Kane Blvd. The Applicant is requesting conditional use approval to replace their existing changeable message sign, located along Bower Hill Rd., with an electronic message sign, subject to the comments in the Township Engineer's letter dated March 22, 2021 and diming of the upper sign between the hours of 10:00pm and 6:00am.

**ROLL CALL**

Vincent Lancia	Absent
Donald Kaminski	Yes
Kenneth Lee, Vice Chairman	Yes
Todd Tulowitzki	Yes
Jane Sorcan, Secretary	Yes
Dana Ann Slizik	Absent
Mark Mox, Chairman	Abstain Member of the Church/Pastoral Council Member

**Motion Carries (4-0-1)**

**Motion to recommend approval of the Final Submittal of the Minor Land Development for the Chase Bank ATM located at 1160 Washington Avenue.**

This is a final submission for a Minor Land Development Plan. This site is located on the northern side of Hope Street and the western side of Washington Avenue. The site is zoned C-2 – General Commercial. The applicant proposes the installation of a drive through ATM.

This submission was previously discussed at the Planning Commission meeting of March 3, 2021. At that time, the Planning Commission made a motion to table the application subject to the Engineer's comments included in the letter dated March 1, 2021. The remaining unresolved item is related to vehicle circulation entering and exiting the ATM queue.

The Applicant has revised the vehicle turning exhibit to show that a vehicle can exit the ATM queue without impeding the oncoming traffic in the parking lot, this exhibit also demonstrated that a truck can generally navigate the drive-thru lane for the ATM.

**Applicants:**

Josh Most; Account Manager with Wesney Construction  
Contractor Representing Chase Bank  
791 Science Blvd.  
Gahanna, OH. 43230

Ken White; Engineer with DLZ  
6121 Huntley Rd.  
Columbus, OH. 43229

David DiGioia, P.E. with McMahon Transportation Engineers and Planners  
400 Penn Center Blvd., Ste #503  
Pittsburgh, PA. 15235

Palmer addressed the comments on the Township Engineers letter dated April 1, 2021.

**Motion** by Tulowitzki, second by Kaminski to recommend approval of the Final Submittal of the Minor Land Development for the Chase Bank ATM located at 1160 Washington Ave.

**ROLL CALL**

Vincent Lancia	Absent
Donald Kaminski	Yes
Kenneth Lee, Vice Chairman	Yes
Todd Tulowitzki	Yes
Jane Sorcan, Secretary	Yes
Dana Ann Slizik	Absent
Mark Mox, Chairman	Yes

**Motion Carries (5-0)**

**Public Comments**

No public comments.

**Adjournment**

**Motion** by Sorcan, second by Tulowitzki to adjourn the meeting.

The meeting was adjourned at 8:25pm

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

