

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
August 4, 2021**

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
Todd Tulowitzki	Present
Jane Sorcan, Secretary	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, Lennon, Smith, Souleret; Township Engineer
Stephanie Wilshire, Planning/Zoning/Code Enforcement Secretary
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 April 2021 Planning Commission Meeting.

Motion by Sorcan, second by Kaminski to approve the Minutes for the April 2021 Planning Commission Meeting with corrections as noted by Mr. Tulowitzki.

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

Review and Recommendation for the Variance Request by Daniel Jarrett for property located at 0 John St. The Variance is requested from Ordinance No. 1620-15 as follows:

Section 2-103.1 – Variance to build a single-family residence in an R-3 Zoning District. The Property is located in Ward-5 and Zoned: R3-Medium to High Density Multi-Family Residential.

This site is located at 0 John St., Lot and Block 101-S-270. Proposed installing a single-family home on the site for his daughter to reside in.

Applicant:

Daniel Jarrett
340 Lindsay Rd.
Carnegie, PA 15106

Jarrett advised that there are 23 existing single-family homes neighboring the property. The property is captive and can only be accessed by a 20ft wide alley. He argued that the new home would increase Real Estate tax revenue.

Motion by Slizik, second by Lee to recommend approval for the Variance Request, by Daniel Jarret for property located at 0 John St.; The Variance is requested from Ordinance No. 1620-15; Section 2-103.1 – Variance to build a single-family residence in an R-3 Zoning District

ROLL CALL

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

Motion Carries (7-0)

Review and Recommendation of the Senterra Building & Development Final Minor Land Development Application for the division of one parcel into two for the purpose of creating two single-family residential lots and extension of the sanitary sewer main.

The applicant requested that the review of the plan be tabled via an emailed received by Mr. Mox on August 3, 2021.

Motion by Lee, second by Tulowitzki to table the Review and Recommendation of the Senterra Building & Development Final Minor Land Development Application for the division of one parcel into two for the purpose of creating two single-family residential lots and the extension of the sanitary sewer main.

All in Favor
Motion Carries (7-0)

Review and Recommendation of the Roger Young Final Minor Land Development Application to increase the existing building size by 632SF for a new beer distributor use.

Applicants:

Dante Cellitti: Project Manager, Morris Knowles & Assoc.
Consulting Engineers and Land Surveyors
443 Athena Drive
Delmont PA 15626

Josh Meyer; Meyer Builders
908 Perry Highway
Harmony PA 16037

Roger Young: Part Owner
3209 Cambridge Ct.
Murrysville PA 15668

Deborah Robinson: Part Owner's Wife/Accountant
3209 Cambridge Ct.
Murrysville PA 15668

Palmer reviewed and explained the comments on the Township Engineers letter dated July 26, 2021.

Cellitti addressed the Zoning and Land Development issues noted in the Engineer's letter and confirmed that updated plans would be submitted.

Meyer addressed roofing, setback and plans for a sidewalk waiver.

Young and Robinson confirmed lease of property.

Motion by Kaminski, second by Slizik to table the Review and Recommendation of the Roger Young Final Minor Land Development Application to increase the existing building size by 632SF for a new beer distributor use.

All in Favor
Motion Carries (7-0)

Discuss the Zoning Ordinance Update

Mox commented that the updating is very involved and taking longer than hoped. The next meeting is scheduled for 5 PM on Tuesday, Aug. 17, 2021.

Public Comments

No public comments.

Adjournment

Motion by Slizik, second by Lancia to adjourn the meeting.

The meeting was adjourned at 8:45pm

Attest:

