

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
September 1, 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	Present
Mark Mox, Chairman	Present

Present – 6

Absent – 1

Also, Present: Mark Mox, Planning/Zoning/Code Enforcement Officer
John Vogel, Tucker Arensberg, PC; Township Solicitor
Emily Palmer, Lennon, Smith, Souleret; Township Engineer - Zoom
Marie Hartman, Lennon Smith, Souleret; Township Engineer
Stephanie Wilshire, Planning/Zoning/Code Enforcement Secretary

PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA

Karen Kalliojarvi
700 Idlewood Ave.

Kalliojarvi expressed concerns regarding Conditional Use Application for 708 Idlewood Ave. to operate as an Airbnb/VRBO.

ITEMS FOR REVIEW & CONSIDERATION

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

Motion by Slizik, second by Sorcan to approve the Minutes for the August 2021 Planning Commission Meeting.

All in Favor
Motion Carries (6-0)

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, tabled from the Aug. 4 Planning Commission Meeting.

Applicants:

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

Josh Meyer; Meyer Builders; Project Manager
908 Perry Highway
Harmony PA 16037

Hartman reviewed and explained the comments from the 2nd Township Engineer’s letter dated August 30, 2021.

Cellitti addressed the answers to the 2nd Engineer’s letter and any concerns from the Planning Commission members. Will be seeking a variance for the Lighting Plan and sending updated plans.

Meyer addressed specific questions regarding roof elevations.

Motion by Slizik, second by Kaminski 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 pending additional information regarding the Steep Slope and Retaining Wall.

ROLL CALL

Vincent Lancia	Absent
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 (6-0)

Review and Recommendation of the TOGO Custom Homes Land Development Consolidation Plan Application for the consolidation of two lots, Ash St. Carnegie.

Applicant:

David Jensen; Agent
130 Cecil St.
Canonsburg, PA 15317

Hartman reviewed and explained the comments from Township Engineer's letter dated August 23, 2021.

Jensen addressed several of the questions from the Engineer's letter. Will need to address questions not answered before next BOC meeting.

Motion by Lee, second by Sorcan to Recommend the TOGO Custom Homes Land Development Consolidation Plan Application for the consolidation of two lots, Ash St. Carnegie subject to addressing comments from Engineer's letter dated Aug. 23, 2021 regarding compliance with Township Subdivision Ordinance.

ROLL CALL

Vincent Lancia	Absent
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 (6-0)

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, tabled from the Aug. 4 Planning Commission Meeting.

Applicants:

Jim Dinert, Senterra Building & Development
104 Kenyon Road
Pittsburgh PA 15205

Mike Rahenkamp, PE, Tait Engineering
908 Perry Highway
Pittsburgh PA 15229

Hartman reviewed and explained the comments from Township Engineer's letter dated August 30, 2021. Noted that any comments addressed today would need time for review.

Dinert addressed questions/comments from the Engineer's letter.

Rahenkamp addressed questions/comments from the Engineer's letter.

Motion by Kaminski, second by Slizik 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 pending additional information regarding Geotech, Traffic and Steep Slope.

ROLL CALL

Vincent Lancia	Absent
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 (6-0)

Review and Recommendation of the Conditional Use Application for 708 Idlewood Ave for short-term rental on Airbnb/VRBO.

Applicants:

Esraa Abarabdalla, Owner
708 Idlewood Ave.
Carnegie PA 15106

Vogel noted this application comes before an Ordinance has been adopted. The Board should consider discussion of General Provisions.

Hartman reviewed and explained the comments on the Township Engineer's letter dated August 23, 2021.

Abarabdalla addressed comments from Engineer's letter not previously answered; addressed comments from Kalliojarvi, made during Public Comments; addressed concerns from PC members regarding noise, trash, parking, obtaining an occupancy permit and tenant vetting.

Public Comments:

Ron Wilson, Neighbor
700 Idlewood Ave.
Carnegie PA 15106

Wilson expressed concerns with side porch that exits onto his parking lot; a short-term tenant disturbance where police were called; the short-term tenants may be worse than long-term tenants.

Motion by Tulowitzki, second by Lee to recommend approval of the Conditional Use Application for 708 Idlewood Ave for short-term rental on Airbnb/VRBO subject to the following Conditions:

1. Minimum 90-day rental
2. Payment of all applicable local and business taxes
3. Provide a maximum occupancy of four persons per unit – no basement occupancy
4. Supply to the Code Enforcement Officer the name, address, phone number and email address of the permanent local representative.
5. Compliant to the Township Building Codes
6. Annual Rental Inspection by the Township Code Enforcement Officer
7. Compliance with any Short-Term Rental Ordinance requirements established in the future
8. Provide Tenant information to the Code Enforcement Officer – background checks included
9. Remove encroachment on the adjacent property
10. Installation of a fence along property line to block access to neighbor's parking lot
11. Installation of a parking pad in the rear of the property
12. Failure to comply will result in revocation of Conditional Use Permit

ROLL CALL

Vincent Lancia	Absent
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 (6-0)

Review and Recommendation of the Conditional Use Application for 1141 Lindsay Rd for Vacation Rental

Applicant:

Chadi Irani, Owner
1141 Lindsay Rd.
Carnegie PA 15106

Hartman reviewed and explained the comments on the Township Engineer's letter dated August 23, 2021.

Irani addressed the comments from the Engineer's letter not previously addressed; addressed reason for application and plans for only a temporary Conditional Use.

Motion by Kaminski, second by Sorcan to recommend approval of the Conditional Use Application for 1141 Lindsay Rd for Vacation Rental subject to the following Conditions:

1. Payment of all applicable local and business taxes
2. Supply to the Code Enforcement Officer the name, address, phone number and email address of the permanent local representative.
3. Compliant to the Township Building Codes
4. Annual Rental Inspection by the Township Code Enforcement Officer
5. Compliance with any Short-Term Rental Ordinance requirements established in the future
6. Provide a maximum occupancy of 8 related-persons or 4 non-related persons – no basement occupancy
7. Provide Tenant information to the Code Enforcement Officer – background checks included
8. Minimum rental term of 90-days.
9. Three-year period for this Conditional Use Permit
10. Failure to comply will result in revocation of Conditional Use Permit

ROLL CALL

Vincent Lancia	Absent
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 (6-0)

Public Comments

No public comments.

Adjournment

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

All in Favor

Motion Carries (6-0)

The meeting was adjourned at 11:58pm

Attest: _____



9/01/2021