

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
October 6, 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  
Stephanie Wilshire, Planning/Zoning/Code Enforcement Secretary

**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 September 2021 Planning Commission Meeting.

**Motion** by Sorcan, second by Kaminski to approve the Minutes for the September 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 September 1 PC Meeting.

Applicants:

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

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

Palmer reviewed and explained the comments from the Township Engineer's letter dated October 4, 2021 and added dumpster/trash placement needs to be resolved.

Cellitti addressed dumpster/trash placement.

Young explained the inspiration of the Beer Mine and clarified that there would be minimal trash – waste would be mostly recycling.

**Motion** by Lee, second by Kaminski to recommend approval of the Roger Young Final Minor Land Development Application to increase the existing building size by 632SF for a new beer distributor use subject to satisfactorily addressing the outstanding comments of the October 4, 2021 Township Engineer's Letter and the formulation of a Developer's Agreement. The PC also recommends the waiver of the sidewalk requirement.

**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, pending additional information regarding Geotech, Traffic and Steep Slope - tabled from the September 1, 2021 PC Meeting.

Applicants:

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

Palmer reviewed and explained the comments from Township Engineer's letter dated October 4, 2021.

Dinert, using a document generated by the PE from Tait, addressed questions/comments from the Engineer's letter and questioned the material required for the sanitary sewer main.

**Motion** by Slizik, 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 pending updated plans that satisfactorily address the comments from the October 4, 2021 Engineer's Letter.

**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 Special Exception Application regarding the use of the existing structure at 298 Noblestown Road for the business' use as a commissary/catering business.

Applicants:

Dane' Marshall, Owner  
41 S. Grandview Ave  
Carnegie PA 15106

Greg Peterson, Architect  
277 Spring Run Rd  
Crescent PA 15046

Jarrold D'Amico, Code Consultant  
2455 Park Ave  
Washington PA 15301

Mox reviewed the general provisions for a Special Exception.

Palmer reviewed and explained the comments on the Township Engineer's letter dated October 4, 2021.

Marshall addressed comments regarding the impact of reduced parking, refined how the business would handle deliveries and loading.

Peterson addressed comments regarding lack of on-street parking.

D'Amico asked for clarification regarding number of parking spaces needed.

**Motion** by Lee, second by Kaminski to recommend the Special Exception Application regarding the use of the existing structure at 298 Noblestown Road for the business' use as a commissary/catering business subject to the following conditions:

1. Submit a Sewage Facilities Planning Module for any increase in water usage.
2. Provide two off-street parking spaces which can be in the basement or in the Noblestown R/W. Provide approval from the Pennsylvania Department of Transportation if parking is proposed within the Noblestown R/W
3. Provide clarification from the PA Dept. of Labor and Industry for the ADA parking requirements. Obtain a variance for ADA parking from the PA Dept. of Labor and Industry or provide one (1) compliant handicap accessible parking stall and accessible path to the first floor of the building as required.
4. Shield exhaust fan from view along Noblestown Road and relocate/eliminate the rooftop safety rail from the building face along Noblestown Rd.
5. The trash receptacle is to be stored in the basement
6. The development must be in compliance with all of the Scott Township Floodplain Ordinances
7. No commercial deliveries are permitted at the property

## **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)**

### Discuss the Zoning Ordinance update

Mox noted that the committee didn't meet between the last and current PC meetings.

Vogel added that the Scott Township Board of Commissioners is looking for the updated ordinance to outline Short-Term Rentals. Additionally, he recommended the committee discuss the State's newly adopted Small Wireless Facilities Deployment Act.

**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 9:46pm

Attest:



