

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
November 3, 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 - 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 October 2021 Planning Commission Meeting.

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

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

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 updated plans that satisfactorily address the comments from the October 4, 2021 Engineer's Review Letter.

Applicants:

Mike Rahenkamp, PE, Tait Engineering
908 Perry Highway
Pittsburgh PA 15205

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

Palmer reviewed and explained the comments from Township Engineer's Review letter dated October 29, 2021.

Rahenkamp addressed comments from the Engineer's Review letter and provided missing information in his response letter dated November 3, 2021. Explained how he believes current plans are meeting the recommendations of the Geotech report and will provide a written response that addresses this.

Dinert confirmed that an Easement Agreement has been signed but not recorded for the sewer line extension on to private property.

Palmer recommended submitting the Sewage Facilities Planning Module as soon as possible given that it would likely take upwards of 45 days to complete.

Motion by Lee, second by Tulowitzki to recommend 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 subject to satisfying outstanding comments from the October 29, 2021 Engineer's Review letter including proof of the Recording of the Easement to traverse Lot No. 143-C-230.

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)

Discussion of the Short Term Rental Ordinance

Mox opened discussion for the proposed Airbnb/Short Term Rental Ordinance.

Vogel reviewed the general timeline for the Zoning Ordinance Amendment but advised that the PC should send the Short Term Rental Ordinance change first to the BOC for any further review and input before coming back to the PC, prior to review by the County. He added that the County is looking for language that would establish time limits to differentiate this change from hotels/motels and other rentals.

Lee added that the committee working on the Zoning Ordinance update has discussed this Ordinance at length in addition to the PC considering recent applications for conditional use approve to operate a Short Term Rental. He believes the current document as written is comprehensive and modeled after similar Ordinances from other communities.

Mox has concerns about these uses in certain residential districts and other districts where parking is limited.

Vogel recommended that each of the PC members review the Ordinance, return with any notes or questions, and be prepared to discuss thoroughly so that the ordinance can be recommended to the BOC for review and discussion.

Discussion of the Demolition Ordinance

Mox opened discussion for the proposed Demolition Ordinance.

Vogel advised that the timeline for the adoption of the Demolition Ordinance will be far less formal than a Zoning Ordinance Amendment. The Ordinance would still be presented to the BOC and subject to advertising and BOC approval, but shouldn't need a formal public hearing.

Lee said this Ordinance is currently consistent with specifications that architects would use. He advised that the code be written under the PA Uniform Construction Code which is adopting the International Building Code.

Mox explained that the goal is to create consistency in demolition in Scott Township.

Sorcan began a discussion of what is a permanent structure and asked if "permanent structure" should be defined in the Ordinance along with "structure" and "building."

Kaminski suggested we leave the definitions as they are.

Mox agreed and added that by adopting the PA UCC we are covered by their definitions.

Vogel added language - Comply with all requirements pertaining to demolition under the Construction Code adopted by the township. He advised the PC return next meeting ready to discuss and make a formal recommendation to the BOC.

Public Comments

Denny Puko
20 Jaycee Drive
Pittsburgh PA 15243

Puko expressed interest in a position on the Planning Commission. He mentioned his experience working in Planning and said he is acquainted with Sam Dalfonso, alternate on the Zoning Hearing Board and newly elected to the Board of Commissioners. Puko is recently retired and would like to be considered should a vacancy occur or somehow help the Planning Commission in another capacity.

Adjournment

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

All in Favor
Motion Carries (5-0)

The meeting was adjourned at 8:46pm

Attest: _____

