

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
December 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
Dana Ann Slizik	Present
Jane Sorcan, Secretary	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  
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 November 3, 2021 Planning Commission Meeting.

**Motion** by Sorcan, second by Tulowitzki to approve the Minutes for the November 3, 2021 Planning Commission Meeting.

**All in Favor**

**Motion Carries (6-0)**

Review and Recommendation of the Special Exception Application regarding the change of use for the existing structure at 201 Noblestown Road for car sales and auto repair.

**Motion** by Slizik, second by Lee to table the review and recommendation of the Special Exception Application regarding the change of use for the existing structure at 201 Noblestown Road for car sales and auto repair until the January 2022 PC meeting.

**All in Favor**  
**Motion Carries (6-0)**

Review and Recommendation of the Special Exception Application regarding the change of use for the existing structure at 624 Orchard Street to use the existing commercial building for a construction business.

Applicant:

Aaron Karas – Equitable Owner  
21 Landgraf Ave.  
Bridgeville PA 15017

Palmer reviewed and explained the comments from the Township Engineer's Review letter dated November 23, 2021. Noted a possible issue regarding parking but the applicant has provided information that alleviated the concerns. Also noted that the proposed fence would need a variance.

Karas thoroughly explained his intention for fencing on the property and assured the board he would work with the neighbors on either side regarding placement of the fence as neighbors on both sides currently have fences encroaching on the property. He listed plans for storage, landscaping, future renovations of the building that would house his small deck company. Karas further explained plans for accepting deliveries, signage and keeping noise to a minimum.

Vogel noted that although the application involves two parcels that should not be a problem for either the Special Exception or Variance applications.

Motion by Kaminski, second by Slizik to recommend approval of the Special Exception Application regarding the change of use for the existing structure at 624 Orchard Street to use the existing commercial building for a construction business subject to the following conditions:

1. No tractor-trailer deliveries permitted
2. No noisy outside machine or tool work
3. No employee parking on Orchard Street
4. All commercial access should be from Orris Way
5. Any outdoor storage would be shielded from view
6. Normal hours of operation should not exceed 8:00AM to 7:30PM
7. Privacy fence entirely constructed from wood
8. Fence on left facing building should stop at rear corner of building
9. Move right front facing fence back two to three feet from the front of the building to accommodate evergreen landscaping along the fence line
10. Add and maintain landscaping in front of building on Orchard Street

**ROLL CALL**

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

**Motion Carries (6-0)**

Review and Recommendation of the Variance Application to install a six-foot high solid privacy fence at 624 Orchard Street.

Applicant:

Aaron Karas – Equitable Owner  
21 Landgraf Ave.  
Bridgeville PA 15017

Motion by Slizik, second by Lee to recommend approval of the Variance Application to install a six-foot high solid privacy fence at 624 Orchard Street per plan provided and subject to the following conditions:

1. Privacy fence entirely constructed from wood
2. Fence on left facing building should stop at rear corner of building
3. Move right front facing fence back two to three feet from the front of the building to accommodate evergreen landscaping along the fence line

**ROLL CALL**

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

**Motion Carries (6-0)**

Discussion and Recommendation to the BOC for the Short-Term Rental Ordinance.

Mox noted that this Ordinance has been discussed at length for some time.

Vogel believes the commissioners are looking for language that sets a maximum and minimum stay or puts a limit on days rented in a year in order to fall into the Short-Term Rental category, understanding this might be difficult to enforce or track. He stated that we don't want people to be operating, essentially, a hotel and we have to provide some kind of safety valve for this use.

Mox added that while we care about the number of days a short-term rental is being used, we care more about how these short-term rentals affect the neighborhoods they are in, believing that's covered by limiting where one can have a short-term rental – R3 and C1. We need the BOC to look at the Ordinance as it currently is, knowing there's short-comings, but something must be in place soon to regulate this issue.

Motion by Sorcan, second by Kaminski to forward the Short-Term Rental Ordinance to the Scott Township Board of Commissioners for their input and discussion during their January meetings.

**All in Favor**  
**Motion Carries (6-0)**

Discussion and Recommendation to the BOC for the Demolition Ordinance.

Mox noted that this Ordinance was created by using similar Ordinances from within Pennsylvania. He added that he created a Demolition Regulations document that is generated whenever we issue a demolition permit in the office. The proposed ordinance should be updated to include the complete list of regulations with corrections as noted below.

Vogel confirmed that the demolition regulation item A be revised to say "Comply with all requirements of the current PA UCC or if such Code is no longer in effect in the Township, then the current building code as adopted by the Township pertaining to demolition."

Lee asked to revise item J to say "explosives shall not be used," and asked for clarification of M and then a revision to say "All existing concrete slabs shall be removed..."

Motion by Slizik, second by Sorcan to forward the Demolition Ordinance to the Scott Township Board of Commissioners for review and discussion.

**All in Favor**  
**Motion Carries (6-0)**

Discussion and Recommendation to the BOC for the Small Wireless Facilities Deployment Ordinance.

Motion by Lee, second by Kaminski to table the Discussion and Recommendation to the BOC for the Small Wireless Facilities Deployment Ordinance until Vogel verifies if any additional regulations need to added.

**All in Favor**  
**Motion Carries (6-0)**

**Public Comments**

No public comments

Mox advised members of the Planning Commission that when investigating and visiting a site we should be careful to not converse with anyone on site regarding the applications as it may not be in the best interest of the applicant for information to be shared at that time.

**Adjournment**

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

**All in Favor**  
**Motion Carries (6-0)**

The meeting was adjourned at 9:48pm

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



