

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
January 5, 2022**

The meeting was called to order by Chairman Mark Mox at 7:30 p.m.

ROLL CALL

Vincent Lancia	Present - Zoom
Donald Kaminski	Present
Kenneth Lee, Vice Chairman	Present - Zoom
Todd Tulowitzki	Present
Dana Ann Slizik	Present - Zoom
Jane Sorcan, Secretary	Present - Zoom
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

PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA

There were no public comments on items for review and consideration.

ITEMS FOR REVIEW & CONSIDERATION

Election of Planning Commission Officers

Mox opened the floor for nominations.

Lee nominated Mox as the Chairman for the Planning Commission. Kaminski second the nomination.

Motion by Lee, second by Kaminski to appoint Mox as the Chairman for the Planning Commission.

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

Sorcan nominated Lee as the Vice Chairman for the Planning Commission. Slizik second the nomination.

Motion by Sorcan, second by Slizik to appoint Lee as the Vice Chairman for the Planning Commission.

All in favor
Motion Carries (7-0)

Lee nominated Sorcan as the Secretary for the Planning Commission. Slizik second the nomination.

Motion by Lee, second by Slizik to appoint Sorcan as the Secretary for the Planning Commission.

All in favor
Motion Carries (7-0)

Motion to approve the Minutes for the December 1, 2021 Planning Commission Meeting.

Motion by Kaminski, second by Tulowitzki to approve the Minutes for the December 1, 2021 Planning Commission Meeting.

All in favor
Motion Carries (7-0)

Motion to approve the Scott Township Planning Commission Annual Report 2021.

Motion by Slizik, second by Lee to approve the Scott Township Planning Commission Annual Report 2021.

All in favor
Motion Carries (7-0)

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, tabled from the December 1, 2021 PC Meeting

Applicant:

Lisa Whitney-Project Architect
2006 Noble St.
Pittsburgh PA 15218

Palmer reviewed and explained the comments from the 2nd Township Engineer's Review letter dated December 29, 2021. Noted possible issues with parking, plantings and maintaining a clear sight triangle.

Mox explained the need for the Special Exception as the current use is legally existing, non-conforming and the owner would like to change the use to another non-conforming use.

Whitney explained how they have revised the drawing to address the Engineer's Review letter dated December 29, 2021. She further addressed the twelve criteria for Special Exception.

Lee commented that the property boundaries on the provided plan do not match with what is visible on Google Earth and therefore the plan as presented may not reflect the actual number of vehicles that will fit on the lot. This prompted a discussion about the necessity of a survey to verify the boundaries of the property and adding conditions to be considered by the Zoning Hearing Board.

Motion by Kaminski, second by Sorcan to recommend to the Zoning Hearing Board approval of the Special Exception Application regarding the change of use for the existing structure at 201 Noblestown Road for car sales and auto repair subject to the following conditions:

1. Improve the building's exterior
2. Remove shed in front of the building
3. Secure a survey of the property to verify boundaries
4. Prepare a Parking Plan that is in compliance with the Scott Township Zoning Ordinance
5. Repave parking lot and stripe parking areas
6. No parking permitted in the Right of Way

ROLL CALL

Vincent Lancia	Yes
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 (7-0)

Public Comments

No public comments

Adjournment

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

All in Favor

Motion Carries (7-0)

The meeting was adjourned at 8:34pm

Attest: _____



