

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
April 6, 2022**

The meeting was called to order by Chairman Mark Mox at 7:32 p.m.

ROLL CALL

| | |
|----------------------------|---------|
| Vincent Lancia | Absent |
| Donald Kaminski | Present |
| Kenneth Lee, Vice Chairman | Present |
| Todd Tulowitzki | Present |
| Dana Ann Slizik | Absent |
| Jane Sorcan, Secretary | Present |
| 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
Stephanie Wilshire, Planning/Zoning/Code Enforcement Administrative Assistant

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 March 2, 2022 Planning Commission Meeting

Motion by Lee, second by Sorcan to approve the Minutes for the March 2, 2022 Planning Commission Meeting.

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

Review and Recommendation of the Short Term Rental Ordinance

Mox opened the discussion by noting the ordinance currently under review has been revised by the Board of Commissioners to include all residential zoned districts.

Lee suggested adding words in the 2nd "Whereas" statement to include "and tenant" in addition to "owner of a dwelling." Vogel answered that suggestion by stating that the intent of the Ordinance is to hold the owner fully responsible, not the tenant.

Mox asked the board to consider adding C2 and C2-A for permitted use because several residential areas are zoned C2 and C2-A. Vogel agreed and added we would have to change the 2nd "Whereas" clause as well as Section 2 and the Permissible Use Table.

Sorcan noted that parking restrictions noted in Subsection "a" of "Short Term Rentals" would be particularly difficult to comply with in Glendale where there are few driveways and mostly on-street parking. Mox suggested these issues should be considered during the Conditional Use Hearing. He added that there should not only be "no on-street parking will be permitted," but also suggested adding "no lawn/yard parking will be permitted" and that any parking would be in compliance with Ordinance Section 3-105.4.

Mox and Vogel suggested revising Subsection "c" to "If the space that is subject to Short Term Rental is separated from the remainder of the dwelling it shall have two (2) forms of egress" and adding "and must comply with current Building and Zoning regulations.

Mox suggested adding language that would forbid converting accessory structures into Short Term Rental spaces.

Public Comment

Denny Puko
20 Jaycee Drive
Pittsburgh PA 15243

David Metcalf
156 Kane Blvd
Bridgeville PA 15017

Puko responded to Mox's concern over the conversion of accessory structures to a short-term rental. He stated that as long as there's already a requirement that allows only one principal structure on a lot, we wouldn't need a separate regulation. An accessory structure converted into a dwelling unit is already non-compliant therefore it isn't necessary to add this language to the ordinance.

Mox cautioned that this is only true for a residential zoned properties and may be potentially permitted for commercial zoning properties, which would be a reason to add.

Metcalf commented that his Short Term tenants understand that his basement is a shared space, not a separate dwelling.

Mox added that the Building Code only requires a dwelling unit to have a kitchen, bathroom and bedroom, therefore Metcalf's basement rental space would be considered a dwelling unit and would require two forms of egress. Whether or not the laundry is a shared space is immaterial.

Mox asked that we simply state accessory structures shall not be used as a Short Term rental in any zoning district.

Mox asked that Subsection "d" be changed to "a maximum of two (2) persons per bedroom and a maximum of four (4) unrelated persons total may occupy a Dwelling Unit that is a Short Term Rental," and then eliminating the second sentence.

Mox suggested that in Subsection "f" the words "beyond that" be added to the sentence after the comma "which is normal."

Kaminski had concerns about Subsection "i" regarding the owner residing in the dwelling 180 days of the calendar year and comparing it to Subsection "c." Vogel answered by saying the owner would need to reside somewhere at the residence for 180 days but the ordinance wouldn't require the owner to occupy each dwelling unit for 180 days. Vogel and Mox explained that the BOC wanted this in the ordinance to avoid absentee investors from buying properties to use as Short Term rentals.

Mox asked for a revision to Subsection "l" by adding "and pay licensing and inspection fees," and removing "as determined by Township resolution." Also adding that the "an occupancy permit" in the first sentence be changed to "Short Term Rental Occupancy Permit."

Mox asked for a revision to Subsection "m" by changing "by the end of the twelfth month" in the first sentence to read "prior to the end of the twelfth month."

Vogel suggested adding to Subsection "n" that a Short Term Rental Occupancy Permit shall not be issued if the township sewer charges and local real estate taxes are unpaid or owed on the property which is the subject of the short term rental.

Vogel noted that he'll add the additional Zoning Districts to Subsection "o" that permit Short Term rental.

Mox requested that there be a Nuisance clause added to the Ordinance. Vogel suggested it can be revisited at a later date after the Nuisance Ordinance has been updated.

Metcalf asked to see a copy of the Ordinance once revised. Vogel said that should be possible.

Metcalf asked if tenant background checks would still be required by the owner. Mox answered that this had been removed by the Board of Commissioners.

Puko asked if the Zoning Ordinance has the definition of family as single-housekeeping unit which can be used as a backstop against someone in a single-family home trying to use it as a Short Term rental without Conditional Use approval. Vogel confirmed the definition of family in the Zoning Ordinance.

Motion by Sorcan, second by Tulowitzki to recommend that the Short Term Rental Ordinance, revised per comments, be forwarded to the County for review.

All in favor
Motion Carries (5-0)

Public Comments

There were no public comments on items not on the Agenda.

Adjournment

All in Favor
Motion Carries (5-0)

The meeting was adjourned at 8:59pm

Attest:  _____

