

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
May 4, 2022**

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 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 April 6, 2022 Planning Commission Meeting

**Motion** by Sorcan, second by Lee to approve the Minutes for the April 6, 2022 Planning Commission Meeting

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

Review and Recommendation of the of the Variance Application for 176 Vanadium Road to construct a storage shed within the property's front yard setback

Applicant:

Jim Walnoha - Owner  
2355 Hidden Timber Drive  
Pittsburgh PA 15241

Palmer reviewed and explained the comments from the Township Engineer's Review letter dated April 27, 2022. She noted that the applicant needs to make efforts to locate the storm sewer so as not to construct the shed on the storm sewer easement. Applicant should also verify that they would be able to comply with the sight line triangle.

Walnoha explained his need for the storage shed and how he would clad the exterior of the shed for continuity with his adjacent business.

Lee asked Walnoha about what exactly the shed would be used for and the sizes of the contents of the shed. He also asked if the shape of the building could be changed to more rectangular in order to create more space between the building and the road.

Walnoha explained a little of the history of Vanadium Road and the how the Right-of-Ways have remained the same even though the street locations have changed. He also noted future plans for the lot that include parking and another building. He suggested moving the building back is an option but changing the shape may eliminate needed parking he's hoping to add in the future.

Mox added that the Commissioner have wanted all of the storage units across the street at the Bower Hill Volunteer Fire Department parking lot removed. This option would satisfy that.

**Motion** by Slizik, second by Kaminski to recommend approval of the Variance Application to the Zoning Hearing Board for 176 Vanadium Road to construct a storage shed within the property's front yard setback

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

Review and Recommendation of the of the Variance Application for 1444 Great Oak Drive to construct a deck within the property's side setback

Applicant:

Dan Fischer - Owner  
1444 Great Oak Drive  
Pittsburgh PA 15220

Mox briefly explained the current situation of this property which is making it necessary to apply for a variance.

Palmer reviewed and explained the comments from the Township Engineer's Review letter dated April 26, 2022.

Fischer explained that the walkway to the deck can only be accessed from the front of the house, therefore making it necessary to have a small encroachment on the side setback in order to gain access to the deck from the side walkway. He also noted that the deck wouldn't be visible from the street.

**Motion** by Lee, second by Slizik to recommend approval of the Variance Application to the Zoning Hearing Board for 1444 Great Oak Drive to construct a deck within the property's side setback

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

**Public Comments**

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

**Adjournment**

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

The meeting was adjourned at 8:10pm

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



