

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
July 6, 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
Jane Sorcan, Secretary	Present
Mark Mox, Chairman	Present
Present – 5	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 May 4, 2022 Planning Commission Meeting

Motion by Sorcan, second by Kaminski to approve the Minutes for the May 4, 2022 Planning Commission Meeting

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

Review and Recommendation of the of the Variance Application for 209 Locust St. and 242 Campbell St. for relief from strict compliance of rear set-back requirements in order to subdivide the single parcel into two parcels.

Applicant:

John Kyle – Owner Son/Executor of Estate
412 Kismet Street
Carnegie PA 15106

Mox briefly explained that the improvements made at the rear of both primary residences make it necessary to seek a variance from compliance with the rear set-back requirements before a subdivision plan can be approved.

Palmer reviewed and explained the comments from the Township Engineer's Review letter dated July 5, 2022. She noted that the letter includes comments for both a Variance and Subdivision applications because both applications were submitted. The subdivision application is incomplete and will be considered at a subsequent Planning Commission meeting once a complete application is received. She asked for clarification on exactly how much of a dimensional variance is needed as the current proposed property line dissects a deck which is not advisable.

Vogel added, for the record, that the applicant acknowledges that he hasn't made application for the Subdivision yet and that the current application is strictly for a Variance.

Kyle acknowledged that he would return later with a complete Subdivision Application once he's received the plans for the surveyor. He's hoping for the September meeting. He explained that the property is owned by his deceased parents and the residence on Campbell was given to his sister-in-law and the residence on Locust was given to Kyle and his two sisters. The house on Locust was existing when his parents bought the property but they built the second house facing Campbell.

Mox explained that the Zoning Hearing Board will want to know the precise distance from the rear of both residences to the rear property lines. He further recommended that Kyle respond to the conditions that would require a Variance mentioned in the "Guide to Zoning Hearing Board." He went over the conditions with Kyle including the current non-conformity of the lot with two primary structures.

Lee recommended modifying the rear property line to follow the features of the backyard so that if the properties are sold outside of the family in the future, the neighbors will be able to amicably coexist.

Motion by Lee, second by Sorcan to recommend approval of the Variance Application to the Zoning Hearing Board for 209 Locust Street and 242 Campbell Street for relief from strict compliance with the rear set-back requirements in order to subdivide the single parcel into two parcels subject to satisfying the Zoning Comments of the Engineer's Review Letter dated July 5, 2022 and to consider modifying the rear property line to follow the features of the backyard improvements.

All in favor
Motion Carries (5-0)

7/06/2022

Review and Recommendation of the of the Variance Application for 41 Wynnecliffe Drive for relief from strict compliance of front, side and rear setback requirements in order to build a new single-family home on an established lot.

Applicant:

Richard Simon – Owner Colleague
702 Dunster Street
Pittsburgh PA 15226

Mox briefly explained that the current lot is vacant - the previous house sustained fire damage and was demolished – and that the footings and driveway are still there. The new owner would like to build a new single-family home. The lots are narrow on Wynnecliffe and this lot appears to have been modified because the side property lines are irregular.

Palmer reviewed and explained the zoning comments from the Township Engineer's Review letter dated June 27, 2022, and corrected the letter and the incorrect set-back requirements - the property is zoned R-1, not R-2 as the letter states.

Vogel clarified because the building is gone and the current Zoning Ordinance setbacks are 30 feet (front), 10 feet (side) and 25% of the depth of the lot (rear) making it necessary to get dimensional variances for the front and side.

Simon handed out a different site plan that shows the driveway completely on the property whereas the original site plan shows the driveway slightly encroaching on the neighbor's property. He added that the owner is proposing to construct a house that very closely matches the original structure, except for a master bedroom bump-out at the rear.

Mox added the application is asking for front, side and rear setback variances. The dimensional variances needed would be five (5) feet front setback, 0.97 feet right side setback and 4.98 feet left side setback. A dimensional variance would not be needed for the rear yard setback.

Kaminski asked if another option for a single-family home was available.

Simon answered that the property is sloped in the backyard therefore making any other single-family home option difficult.

Motion by Lee, second by Kaminski to recommend approval of the Variance Application to the Zoning Hearing Board for 41 Wynnecliffe Drive from strict compliance with the front and side setback requirements in order to build a new single-family home on an established lot. Dimensional variances needed are a five (5) foot front setback variance, 0.97 feet right side setback variance and 4.98 feet left side setback variance; no rear variance was found to be needed.

All in favor
Motion Carries (5-0)

Review and Recommendation of the Minor Land Development Application to construct a Chase Bank Drive-Through ATM located at 2100 Washington Pike.

Applicant:

Josh Most - Contractor
791 Science Blvd.
Gahanna OH 43230

Ken White - Engineer
6121 Huntley Road
Columbus OH 43229

Palmer reviewed and explained the comments from the Township Engineer's Review letter dated July 5, 2022. She noted that she didn't believe that all of the uses on that side of the shopping plaza were included in the parking tabulation provided and should be clarified. She asked for confirmation that there are no underground utilities disturbed during this project. Palmer noted that the applicant had asked for a waiver from landscaping and construction plans for public improvement. She still needed a Lighting Plan and an Erosion and sediment control plan. She mentioned the slight encroachment onto the Long John Silver's parcel and needs come clarification on that as well.

Vogel thought there were cross-parking arrangement with the outside parcels - El Campesino and Long John Silver's.

Palmer asked that if there are shared parking arrangements with the out-parcels that would need to be included in the parking tabulation.

White commented that they would include an updated parking tabulation and provide all the uses in the plaza.

Mox asked that they specifically address any cross-parking arrangements or leasing agreements

Vogel said he would try to find an email with a memo regarding cross-parking arrangements.

White said they would include a Photometric Plan on a revised Site Plan. He added that they have had the area surveyed for utilities but it has been somewhat difficult to locate everything because of the age of the shopping center. They are asking for a waiver from landscaping and a construction plans for public improvements.

Most commented that if any additional landscaping is requested, they would only use low-level shrubs and plantings for security purposes around the ATM.

White continued that they believed an erosion and sediment control plan wasn't needed because the nearest catch basin was across the parking lot, about 240 feet away, and the excavation site would essentially be vacuumed out

Palmer asked that they add those comments to their response and call it the Erosion and Sediment Control Plan. By addressing it, they'll be complying with the Ordinance.

White addressed the small 16 square foot area that encroaches on the Long John Silver's parcel. That area would be painted only, which will provide a consistent look for the drive-through.

Palmer asked that they verify with the Landlord(s) that they would be legally able to encroach on the Long John Silver's parcel because even though all the parcels on that side of the parking lot share an address, they are different parcels and may have different owners.

Most said they will check with the owner and, if necessary, get some kind of agreement with the owner of Long John Silver's.

Motion by Lee, second by Tulowitzki to Recommend Approval by the Board of Commissioners of the Minor Land Development Application to construct a Chase Bank Drive-Through ATM located at 2100 Washington Pike subject to satisfactory response to comments from the Engineer's Letter dated July 5, 2022 and clarification of parking requirements. The Planning Commission also recommends granting a waiver from the Landscape Plan and Construction Plan for Public Improvement requirements.

All in favor
Motion Carries (5-0)

Public Comments

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

Adjournment

Motion by Sorcan, second by Kaminski to adjourn the meeting

All in Favor
Motion Carries (5-0)

The meeting was adjourned at 9:12pm

Attest: _____



