

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
September 7, 2022**

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

**ROLL CALL**

Robert Berner	Present
Donald Kaminski	Present
Kenneth Lee, Vice Chairman	Present
Todd Tulowitzki	Present
Robert Burlett	Present
Jane Sorcan, Secretary	Present
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 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 August 3, 2022 Planning Commission Meeting

**Motion** by Berner, second by Burlett to approve the Minutes for the August 3, 2022 Planning Commission Meeting

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

Review and Recommendation of the Kyle Plan of Lots, 209 Locust, that would split the single lot into two.

Applicant:

Mary Anne Kinzler (Sister of Executor)  
660 Prestley St.  
Carnegie PA 15106

Palmer reviewed and explained the comments from the Township Engineer's Review letter dated August 30, 2022. She's asking for the plans to be updated with the rear yard setbacks shown, full dimensions, parcel identification and lot tabulations; verification of utilities for each of the houses to confirm an easement isn't needed; the variance decision by the Zoning Hearing Board must be listed on the plan as well as the identified property line. Also, the plan needs to be revised to show that the Planning Commission is a reviewing agency not an approving agency.

Kinzler confirmed the property line would be at the deck railing.

Palmer wasn't able to verify the property line at the deck railing by looking at Google Earth but was advised by Jack Kyle, the executor of his parent's will, that the property line at the deck railing was appropriate. Would like clarification regarding how the deck will be taken care of by the two owners if it needs repair.

**Motion** by Lee, second by Sorcan to recommend approval to the Board of Commissioners the Kyle Plan of Lots at 209 Locust that would split the single lot into two, subject to satisfying the comments of the Engineer's Review letter dated August 30, 2022, and the plan reflecting the variance granted for the rear yard setbacks.

All in favor  
Motion Carries (7-0)

Review and Approval of Chartiers Enterprises, Inc security fence application for the corner of Bell Avenue and Bent Alley.

Applicant:

Mark Lock-Present Chartiers Enterprises, Inc.  
640 Bell Ave.  
Carnegie PA 15106

Mox briefly explained that the Planning Commission can approve a security fence for a commercial establishment according to the current Zoning Ordinance. The owner has received notices of violation for vehicles being parked on this corner vacant lot because it is not an approved parking lot.

Palmer reviewed and explained the comments from the Township Engineer's Review letter dated August 29, 2022. The height of the fence wasn't shown on the plans nor were the property boundaries. She asked for clarification of the height of the fence and assurance that any landscaping wouldn't obstruct the sight line at the corner.

Lock said that the lot would not be landscaped, just seeded. He's adding the fence because of the liability of people using the vacant lot and is installing a simple split-rail fence because he hopes to develop the entire block someday.

**Motion** by Kaminski, second by Tulowitzki to approve the Chartiers Enterprises, Inc security fence application at the corner of Bell Avenue and Bent Alley subject to satisfying comments #1 and #2 of the Engineer's Review Letter dated August 29, 2022, and the review of the permit application by the Scott Township Zoning Officer.

Review and Recommendation of the Subdivision and Preliminary Major Land Development Application for the development of the former Nixon Elementary School at 1000 Lindsay Road, Carnegie PA 15106 – tabled from the Aug. 3 Planning Commission Meeting

Applicant:

Tyson Miller – Engineer  
22 S. Linden St.  
Duquesne PA 15110

Miller passed out preliminary elevations that were not included in the latest submittal. He said that he would submit the updated slopes map.

Mox asked Palmer for clarification regarding Zoning Comment #4 that states the Ordinance requires that the total area of any lot, which has natural or finished sloped after grading, which are in excess of 25% shall be excluded from the calculation of the minimum lot area, maximum lot coverage or maximum dwelling unit density required. He said the consent order implied that calculations could include the 25% slope.

Palmer agreed but the calculations were not provided.

Mox explained to Miller that the Township needs to see the maximum lot coverage shown as a percentage.

Mox commented on Zoning Comment #3, the disturbance of the steep slopes must be worked on to clearly show the areas that have an exception and how they're being handled.

Miller agreed and said the drawings have been updated but didn't get included in the latest submittal. He said he was confident they would meet those requirements.

Mox added that the Township will need to see the Easements for the retaining walls and some of their drains that cross over multiple lots.

Miller asked if the easements need to be a certain size.

Palmer answered at least 20 feet wide and added that the Township's concern is what happens when these items need to be replaced and how much area is needed to make that happen.

Mox asked if the walls would be included in the "common area" responsibility. If so, there would need to be easements so that the HOA would go in and repair them.

Palmer said that she didn't see an alternative other than an easement with these walls crossing over several parcels.

Miller answered Palmer's concern stating that the developer would use a shared maintenance agreement for just those property owners affected by the retaining walls. He said however that adding the easement for the wall further helps the case for Comment #3.

Palmer added that she had met with Miller and his assistant the week after the second submittal and saw that many of the outstanding comments had been addressed, however there are still a handful of items that will need to be tackled. She added that some items can be worked out during the Final Land Development portion – like final wall design - but several items need to be worked out now. For example, the requested modifications of the grading ordinance requirement need to be discussed; retaining walls that are being added; modifications of the benching requirement - details of the geotechnical report regarding this are not on the construction drawings and don't address the comments.

Mox stressed the importance of this preliminary stage in the application process because the Planning Commission is looking at how the applicant is going to satisfy the Township's requirements so that the engineer is comfortable with the plans and the project can then be recommended to the Board of Commissioners.

Miller said they would add more specifics and descriptions to the plans regarding the requested modifications.

Palmer commented on the modification request regarding the cul-de-sac right of way. She said it was determined at the last meeting that they were ok with it. She said more information will be needed regarding the modification for the maximum grade within 100 feet of the intersection – they are looking for turning motions both horizontally and vertically, and details regarding the transition from Cherrytree Road to Peachtree Road. While she's not opposed or uncomfortable with the requested modification, more information is needed.

Palmer asked for an update regarding the gas company building.

Miller said they are negotiating with the gas company and cost has become a stumbling block.

Palmer noticed at Lot 4 the sanitary line is going through the front yard. She said that the easement needs to be wider there in case of basement construction.

Miller said that they should be able to relocate the manhole and bring that sanitary sewer line away from the where the proposed house will be.

Lee commented that the side elevations on the corners houses need to more closely match the front for curb appeal as people enter the neighborhood.

Mox added that we don't have an architectural review or architectural standards but rather an obligation to not devalue the community. He said they would likely have to wait for elevations until after all of the grading is complete.

Miller said the elevations are more representative of a style they're looking at. He added that they have added items like the sitting bench and tree plantings that were recommended at the last PC meeting.

Mox said it would be nice to see elevations that would fit on the lot but understands the discussion of these elevations would be better worked out during the final portion of the application.

Mox stated that the Planning Commission is unable to recommend the application to the Board of Commissioners at this time and the application remains tabled.

### **Public Comments**

Mary Grace Yochum  
8 Fieldstone Drive  
Pittsburgh PA 15220

Yochum was at the last meeting and hoped the application would have moved forward. She claimed that the builder for her current neighborhood didn't have to adhere to such strict requirements and remains hopeful that the new subdivision plan will receive the Planning Commission's blessing.

### **Discussion of the Updated Zoning Ordinance**

Mox briefly explained the process for Updating the Zoning Ordinance - changing language, updating zoning districts, etc. - and asked for input from the Planning Commission regarding questions, comments, and corrections.

Sorcan asked why animal hospitals are only permitted in an Industrial Zoned District. There are veterinarians currently located in C-2. Animal Hospital and Veterinarians should be considered the same, but different than Animal Boarding.

Palmer confirmed that Animal Boarding Facilities and Animal Hospitals were grouped together on the Permissible Use Table under Industrial.

Vogel suggested that Animal Hospital and Veterinarian are considered the same.

Mox agreed that adding C2/C2-A/C3 to Animal Hospitals permissible use makes sense and Animal Boarding should remain in only Industrial zoned properties.

Sorcan suggested that on page 147 the parking requirement be removed along with the use description at number 4.08 since it's already crossed out. She also asked if there was anything the Township could do about the brightness of the new LED street lamps. Can they be regulated to be less intrusive?

Vogel said it was up to Duquesne Light.

Sorcan asked why the fence height was dropped to four feet maximum for a corner lot.

Mox said the updated Ordinance now allows for fences to be constructed on the right of way on a corner lot but with more regulations regarding the kind of fence permitted.

Tulowitzki asked what the difference is between a shed and a garage.

Mox said there was no difference but said the updated Ordinance would limit the size of a shed so that people wouldn't build 1,000 sq. ft. sheds.

Tulowitzki said the number of sheds allowed to be constructed should also be limited.

Mox agreed that the Ordinance be reworked to limit the size and number of accessory structures allowed.

Kaminski suggested limiting shed size to 200 square feet and the number to one (1).

Tulowitzki suggested removing "shed" from 3-101.8(A)(1)(c) and adding the word "single" before "garage." Also making "sheds" singular in the next paragraph.

Mox suggested that the single garage should be limited to 600 square feet and a shed limited to 200 square feet for residential uses. All agreed.

Mox said the Zoning Ordinance Update committee would reconvene the following week to go over the corrections that he and Lee have.

**Adjournment**

**Motion** by Sorcan, second by Berner to adjourn the meeting

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

The meeting was adjourned at 9:28pm

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

