

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
November 2, 2022**

The meeting was called to order by Chairman Mark Mox at 7:31 p.m.

**ROLL CALL**

Robert Berner	Absent
Donald Kaminski	Absent
Kenneth Lee, Vice Chairman	Present
Todd Tulowitzki	Present
Robert Burlett	Absent
Jane Sorcan, Secretary	Present
Mark Mox, Chairman	Present

Present – 4

Absent – 3

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**

Jackie Phillips  
132 Cherrytree Road

Phillips received a certified letter dated August 18, 2022 to inform her of a proposed development of 26 homes to be constructed, associate roadways and driveways, and an infiltration system to accommodate the additional stormwater flow introduced by the developer. She said the first plan had a retention pond which caused some concern. That retention pond went away but she has questions about the infiltration system. She asked if the plans, as they change and development, would be available for viewing by she and her neighbors who are downhill from the development.

Mox said the plans are available for viewing in the Code Enforcement Office and he hoped they would be available for viewing at this meeting. He remembers at one time the retention pond at the very back of the cul-de-sac area. An infiltration system is where a pond is created that would allow stormwater to infiltrate into the ground. This infiltration system would be located on Cherrytree adjacent to the current driveway into the back of the school.

Phillips asked why she had received the letter.

Miller (Developer's Engineer) stated that they were told to notify neighbors about the subdivision within a 200 feet radius.

Mox concurred that in the case of going before the Zoning Hearing Board or a Subdivision application, the Board of Commissioners wants the neighbors within 200 feet of the location to be notified of these applications. However, this notification is not a requirement in the Zoning Ordinance.

Phillips asked where she would be able to view the Zoning Ordinance.

Mox informed her that the Ordinance is available on the Scott Township website.

Terry Evangelista  
133 Cherrytree Road

Evangelista expressed concerns over stormwater. She's lived there for 33 years and the area at the rear of her property is like a swamp after it rains. At the back of her property is a concrete sewer access and the township comes out about every three years and cleans around it. Last month there were surveyors in her backyard. The surveyors told her they were checking to see if the pipes were large enough to handle the water (she's unsure if it's a sanitary or storm sewer back there). Evangelista's concerned that her driveway and yard will need to be ripped up.

Mox said the Township requires the developer to verify all existing conditions. What's currently existing is a former elementary school with a lot of paved surfaces. The developer is required to take the existing conditions and reduce the run-off from that property by 20% from what it currently is and it must be controlled – this is a requirement of our Stormwater Management Ordinance.

Evangelista asked if she would be informed if anything was going to be done on her property.

Mox said that he was sure that she would be informed if anything was going to be done on her property. He suggested she reach out to the developer once he gets up to speed, to go over her concerns.

Chris Leverich  
128 Cherrytree Road  
Carnegie PA 15106

Leverich lives next door to the proposed development. He asked what the township has done to address the possible stormwater runoff from the property or any subsidence that could affect his property.

Mox informed Leverich that there are two things in place that regulate both steep slopes and stormwater. The Scott Township Zoning Ordinance has a provision for Steep Slopes – what can be disturbed and what cannot be disturbed. Stormwater run-off as previously stated should be reduced, not increased.

Leverich asked what he should do if he does see something changing in his backyard or on his property.

Mox suggested he reach out to the Township immediately so that the developer can handle these issues.

Leverich asked if any dirt would be moved close to his property.

Mox answered that Township regulations are three feet from the property line but he didn't recall that there would be dirt moved near Leverich's property line.

### **ITEMS FOR REVIEW & CONSIDERATION**

#### **Motion to approve the Minutes for the October 5, 2022 Planning Commission Meeting**

**Motion** by Tulowitzki, second by Sorcan to approve the Minutes for the October 5, 2022 Planning Commission Meeting with two minor changes.

**All in favor**

**Motion Carries (4-0)**

#### **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 – previously tabled**

**Applicant:**

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

Matt Cramer – Owner/Developer  
1 Cedar Blvd., Ste. 100  
Pittsburgh PA 15228

Mox began the discussion by acknowledging that the 3<sup>rd</sup> Submittal received two weeks ago addressed a lot of the comments from previous discussions. He asked Palmer to highlight the comments that might stop this preliminary application from moving forward, rather than focusing on minor labeling changes or other revisions that can occur in the final stages of Land Development. He added that one of comments that needs further discussion involves steep slopes.

Palmer reviewed and explained the comments from the Engineer Review Letter, dated November 2, 2022. She said this submission allowed them to critically look at whether the plan complies with the Steep Slopes Ordinance and with exception of one minor question or clarification the plan complies.

Mox added that the square footage listed was below our exception of 100 square feet. Would need clarification on that.

Palmer noted a couple of items still concerning – the transition through the existing end of Claireview. There are features that are not on the plan that will impact how that transition happens but not anything that's

insurmountable. The other item is the retaining walls. It appeared that another retaining wall had popped up on the Township right of way (again in the Claireview transition). The Township is not okay with the retaining walls in the Township right of ways. On the other side of the development there's a retaining wall over a sanitary sewer and another sanitary sewer close to a proposed retaining wall. These need to be looked at. Palmer mentioned a new item that on the plan is called a 25-foot blanket easement, generally in the front of the properties to address the utilities. The Township would require twenty (20) feet of that blanket easement dedicated for sanitary sewer and there would need to be a discussion of who else would have rights within the blanket easement. There has been progress with Stormwater Management with a survey crew surveying the downstream sewers as we've asked and calculations were provided in this most current submittal. She said a few clarifications on impervious area need to be cleaned up with respect to Stormwater Management. Some clarifications are also needed to comment #1 under Stormwater Management Ordinance.

Miller added that they would provide clarification or provide more information regarding the undetained impervious and overall drainage area. He asked to go back to the retaining wall in the township right of way that was on a previous submittal. There wasn't a detail on it because it's not really a wall, more of an extended height curb, just to hold the sidewalk up. It can be moved out of the Township right of way.

Lee suggested that if the wall or curb is only one foot high that grading the earth in that area instead would be an easy alternative.

Miller said they were trying to avoid a grading easement with the one property owner on Claireview. He said they've had preliminary discussions with both property owners on Claireview.

Lee said the owners of the Claireview properties may not understand that there is a quite a hill there. He said the land at that transition can be contoured smoother and that could eliminate the cost of these retaining walls and make the new properties look more salable.

Miller said that he doesn't disagree with Lee and it's something they will look at as it's a sensitive issue when dealing with private property.

Cramer said that the retaining walls were added as a worse case scenario. But he has spoken with one neighbor who is open to allowing the grading and getting rid of the retaining wall as Lee suggested.

Mox had questions about the capacity of lines particularly the sanitary sewer on Claireview. The plans are showing that four homes will drain into that system. Lot 13 isn't picked up by the sanitary lateral and isn't shown tied to a sanitary system. Would it be going towards Cherrytree?

Miller answered yes.

Mox has a concern about the sanitary sewer on Claireview and asked if the size of the line has been verified.

Miller said he would have to check that.

Mox said that he believes that line may be terracotta and might have a liner in it, which will reduce the size of the pipe.

Miller said that first floor homes could drain to Cherrytree but the homes with basements would require a grinder pump to pump the waste to the sewer line. He added that he should be able to adjust the plans to show the lines going to Cherrytree.

Mox asked if the former Nixon School lines had been verified.

Miller said that both the sanitary and storm lines from the former Nixon School were determined to drain to Cherrytree. He said they will confirm the size of the line and provide calculations for these additional properties to drain to Cherrytree.

Mox asked if the developer has made application for the Sewer Planning Module.

Miller said they would be able to make application this month.

Mox said there are several laterals that have direct connections to manholes. Detail 18 on Sheet #C705 provides the detail for that to occur and it's a Scott Township detail.

Palmer said that in a new system the Township would prefer that not to happen.

Miller said that would be easy to change.

Mox added that the fewer laterals going into manholes, the better. On these manholes, the inlet and the outlet need to be sloped. The plans show the in and out elevations the same.

Miller said there's enough fall that they can be easily corrected.

Mox said Lot #21 is showing the sanitary lateral going out towards Lindsay but he thinks that should be moved behind the building.

Miller agreed.

Mox said he's accustomed to seeing street openings for utilities. Any work that would be done in the streets – Cherrytree, Lindsay and Claireview - would require a street opening permit and bond created to ensure the street gets put back.

Miller explained stormwater connection would be into the existing inlet box so there might be some work in the street associated with that. People's Gas may elect to replace some of their lines in parallel with the course of this project. Water would come from the far side of Lindsay so we would expect to have those laterals across Lindsay.

Cramer said if it's strictly utilities they plan to run a service line from the house to the curb box (meter pit) in the right of way and then Pennsylvania-American Water Company (PAWC) will connect to their line. This is now a requirement of PAWC.

Mox said he wanted to discuss the water and the route taken for the water lines. He wants to ensure there's a loop so that there are no dead ends.

Miller said the plans have been shown to PAWC but they have not received the final review. He showed Mox on the plan that there is a loop for water. Miller also stated that the Fire Chief approved of the locations of the fire hydrants.

Mox went over again some of the outstanding issues and the issues discussed at the meeting.

Lee commented that the revised elevations were appreciated. He asked if the taller houses could be built along Cherrytree as the existing homes there have had to look at a blank hillside for so long and it would be nice to embellish Cherrytree.

Mox asked about the retaining wall in the utility easement areas. Is that something that will be eliminated?

Miller said that the relationship between the sanitary sewer line and the wall at lots 19 through 21 shouldn't be a conflict because as they get closer to the final wall design, they could adjust the sanitary sewer line closer to Lindsay Road.

Palmer said there just needs to be a greater separation between the wall and the sanitary sewer line.

Mox reiterated what Palmer stated that since the Township is taking over the sanitary lines the Township would not want a retaining wall conflicting with any future work needed on the sanitary line. Mox asked for confirmation that blanket easements would not be used for utilities.

Miller answered no blanket easement for sanitary. Typically, they would have a blanket easement for electric and telecom.

Mox said the easement should be referred to as a Utility Easement that follows the curb line of the road as a blanket easement is not defined.

Miller agreed.

Mox asked Miller if the few stormwater comments from the review letter could be addressed.

Miller said he was comfortable they could be addressed.

Palmer added that many of the stormwater comments have been satisfactorily addressed. One caveat is there is a large portion for Department of Environmental Protection (DEP) review.

### **Public Comments**

Leverich asked how the demolition of the school would be handled.

Cramer said there would be a Demolition Permit issued by the Township in conjunction with the County.

Mox added that there are Federal regulations that must be complied with during a demolition such as this. The process will be monitored by the Township using the Demolition Ordinance as a guideline; the Allegheny

County Health Department requires the developer to hire a licensed professional to test for and remediate all asbestos before the building is demolished.

Leverich asked if there had been studies of the impact on the roads around that area during construction.

Mox answered that the developer provides a bond that covers 110% of the estimated cost of the project so that the Township ensures they're not left with something that would cost additional tax dollars in the future. This bond is held until the Township is satisfied that the new roads, utilities and even the old roads have been satisfactorily restored.

Leverich asked if all of the 26 new home's sanitary lines would tie into the sanitary line on Cherrytree.

Mox answered that the former Nixon School sanitary lines are currently tied to the Cherrytree line and the new development of 26 homes would likely create a lower volume than that system was originally designed to handle. That's what the engineer is going to look at with the Sewer Planning Module.

Leverich said that his fellow neighbors on Cherrytree are concerned about the sanitary capacity. What happens if the capacity isn't there?

Mox answered that the developer would have to make the necessary changes so that they can develop the land how they want it to be developed.

**Motion** by Sorcan, second by Lee to Recommend Approval to the Board of Commissioners 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 subject to satisfying the comments of the Engineer's Review Letter dated November 2, 2022

**All in Favor**  
**Motion Carries (4-0)**

**Adjournment**

**Motion** by Tulowitzki, second by Lee to adjourn the meeting.

**All in Favor**  
**Motion Carries (4-0)**

The meeting was adjourned at 8:33pm

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



