MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
March 4, 2026

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

ROLL CALL

Joe Orbovich	Present
Donald Kaminski, Secretary	Present
Kenneth Lee, Vice Chairman	Present
Martin Palma	Present
Robert Burlett	Present
Trevor Tizard	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
Marie Hartman, Lennon, Smith, Souleret; Township Engineer
Stephanie Wilshire, Assist. Zoning Officer, Planning/Code Enforcement Admin. Asst

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 January 7, 2026 Planning Commission Meeting

Motion by Kaminski, second by Burlett to approve the Minutes for the January 7, 2026 Planning Commission meeting.

All in favor
Motion Carries (7-0)

Review and Recommendation of the Conditional Use application to operate a preschool at Chabad Lubavitch of South Hills, 1700 Bower Hill Rd, Pittsburgh PA 15243.

Applicant:
Rabbi Mendel Rosenblum
1700 Bower Hill Rd
Pittsburgh PA 15243

Mox began by saying the Engineer Review was based on a childcare center and not simply a preschool. The application stated the Conditional Use was for a preschool, but the narrative attached specified "preschool and childcare program." Mox confirmed with the applicant that the Conditional Use is for a preschool and NOT a childcare center. Therefore, the Conditional Use application is the appropriate application for this use. He asked Vogel for verification.

Vogel said that applicant needs to be clear before the hearing and for the advertising that the preschool use is the only use they're looking for.

Mox asked Wilshire if the legal advertising was for a preschool only.

Wilshire confirmed it was.

Vogel asked for the dates of the legal advertising.

Mox said the advertising would be in the next two Thursdays – March 5th and March 12th. He asked the applicant to come forward to address the twelve criteria listed in the Zoning Ordinance.

Rosenblum began by reiterating the use would be strictly a preschool. He went over the criteria responses:

1. The proposed preschool program use would support family-oriented services, community stability and the efficient use of existing facilities.
2. The preschool will provide needed service for local families. This will be a Jewish preschool and will likely remain a small program.
3. The proposed use is very suitable for the property. There's existing classroom space, restroom facilities and safe indoor areas. The building was previously used as a childcare facility.
4. Utilities are existing on the site, and the program will not place additional strain on municipal services.
5. Safe ingress and egress are provided via existing roadways. Existing parking is sufficient.
6. The proposed use will comply with all zoning, building, fire and state preschool regulations. All required permits and inspections will be obtained prior to operation.
7. The program will not substantially increase traffic congestion.
8. The building includes existing fire safety systems and clearly marked exits and will comply with all applicable safety requirements.

9. The program will not overcrowd the land. It will be a single-class preschool operation within the existing building footprint.
10. The use will not impair light or air to adjacent properties.
11. Given the limited size and hours of operation the program will not burden transportation systems or public facilities.
12. They understand and agree that reasonable conditions may be imposed and they commit to full compliance.

Mox asked about the hours and days of operation.

Rosenblum said Monday through Friday, 9am to 2pm.

Mox asked what is going on now during the day.

Rosenblum said there are weekday services. Special events are usually held in the evenings.

Tizard asked about access to the parking lot. Is the entrance on Kane Blvd?

Rosenblum said officially the entrance is from Kane and the exit is on Bower Hill.

Tizard asked if there should be a condition that people use the appropriate route to drop off their children by going into the parking lot rather than just stopping in the roadway.

Mox said the route into the parking lot is perfect for quick drop-off and pick-up because the door is right next to the driveway, with the passenger side right there.

Rosenblum said there's no way to stop on the road anyway.

Lee asked about potential growth compared to the footprint of the building. He asked about the forecast ten (10) years down the road and if they would consider renting space in the building.

Rosenblum said they are a small congregation, but they intend to use the whole building. On the Sabbath there are thirty (30) people there. For High Holiday events they may attract eighty (80) to one hundred (100) people.

Kaminski referred to the Engineer Review letter dated March 2, 2026 which mentions parking spaces at childcare centers. Should this be disregarded?

Hartman said yes.

Lee asked the ages of the children.

Rosenblum said that right now there are two-year-olds, but they hope to someday have children up to the age of kindergarten.

Lee said that there are higher life-safety regulations for certain ages. He said that their architect will have to verify that.

Mox said the building is multi-level and he said the previous childcare center occupied the basement level. He said the applicant will need to hire an architect to verify the code requirements for a preschool and most likely the state will require a Certificate of Occupancy from the Township in order to get a license to operate.

Vogel suggested revising the narrative and deleting any mention of childcare use.

Motion by Lee, second by Tizard to recommend to the Board of Commissioners the Conditional Use application to operate a preschool at Chabad Lubavitch of South Hills, 1700 Bower Hill Road, Pittsburgh PA 15243

All in favor
Motion Carries (7-0)

Review and Recommendation of the Variance Application in order to increase the allowed square footage for permanent building signage at Flynn's Tire & Auto Service at 718 Hope Hollow Rd, Carnegie PA 15106

Applicant:
John J "Joe" Flynn
718 Hope Hollow Rd
Carnegie PA 15106

Mox explained that the Township received the application submittal that included large signage on other buildings in the Township. The Engineer Review letter dated March 2, 2026 simply states the maximum allowed sign cannot exceed 90 square feet. Because this building faces two different roads they are allowed two signs. Mox also looked through Township files to verify the size of other large signs in the Township. For example, the Shop'N Save in Raceway Plaza is approximately 190 square feet. The larger Woltz and Wind sign facing the road is approximately 144 square feet. The Walmart sign is approximately 209 square feet. The largest Lowes sign is 348 square feet. All received variances for their signs. Additionally, these stores have stand-alone pylon signs at the road. Both Lowes and Walmart sit back from the road approximately 800 feet. Mox asked if the Engineer has anything to add regarding the variance request.

Hartman said that the applicant is asking for one sign to be approximately 300 square feet and the other around 200 square feet. They are asking to install signs that are two to three times larger than what the Zoning Ordinance allows.

Mox said the smaller sign is proposed for Hope Hollow Road and the larger facing Washington Ave. He asked the applicant to come forward and present their application.

Flynn started by going over the conditions under which a variance may be granted:

1. The proposed building sits too far back from the roadway for the sign to be effective under the ordinance restrictions – 215 feet from Route 50 and 210 feet from Hope Hollow Road. There is no direct access from Route 50 which makes the property more difficult to find. The intersection is often congested or has fast moving traffic which can cause confusion unless the building is well identified.
2. There's no possibility that the property can be developed to conform with the provisions of the Zoning Ordinance – a variance is necessary for reasonable use.
3. This hardship was not created by the appellant. The building existed as it currently sits prior to Flynn acquiring the property.
4. The variance, if authorized, would not alter the essential character of the neighborhood nor would it be detrimental to the public welfare. The building would be easier and safer to find, and would make the district more appealing.
5. The proposed signage size represents the minimum effective dimension required to ensure competitive visibility.

Flynn went over exhibits in the submittal packet. An image showing a sign along Route 50 is 300 square feet, or 250.57 square feet if the negative space is removed. The sign along Hope Hollow Road is 200 square feet, or 171.97 square feet if the negative space is removed.

Mox suggested that if there were additional exhibits the applicant wanted to present to the Zoning Hearing Board that they should bring at least five copies.

Flynn went over viewing distances, elevation changes and visibility from five points along Route 50, Hope Hollow Road and Carothers Avenue. He said there's no good location for a pole sign or monument sign. He's looking to attract more customers from Route 50 and the only way to do that is for the building to be easily identifiable. He included several examples of signs and branding from other Flynn's Tire & Auto Service in Howland and Akron Ohio, and Greensburg and Johnstown Pennsylvania. He also included examples of large signs from other large businesses in Scott Township – Woltz & Wind Ford, Shop'n Save, Lowes and Walmart.

Mox asked how long the wall is that faces Route 50.

Flynn said he thinks it's 120 feet.

Mox asked Flynn why he needed to add the signs to that building now.

Flynn said years ago the larger portion of the building was used as their warehouse. They outgrew it and moved. Then a furniture store moved into that portion of the building. The furniture store left and Flynn's opted to move the tire and service center into the larger space. He said he would like to develop the smaller space into small businesses, like a coffee shop or hairdresser.

Burlett asked if the current signage on the existing building they are moving out of would go away.

Flynn said yes, the sign would go away.

Tizard agreed that the smaller version of the sign was very hard to read from the road.

Lee suggested adding an architectural detail to show where the front entrance of the new store will be.

Motion by Burlett, second by Kaminski to recommend the Variance Application to the Zoning Hearing Board in order to increase the allowed square footage for permanent building signage at Flynn's Fire & Auto Service at 718 Hope Hollow Rd, Carnegie PA 15106.

All in favor
Motion Carries (7-0)

Discuss the model ordinances provided to prohibit dumpsters and storage containers in the roadway.

Mox explained the reason behind having an ordinance to prohibit dumpsters and/or storage containers in the roadway. The Township is having issues with residents hiring dumpster companies who are putting the dumpster in the roadway. The dumpsters are causing traffic issues, blocking traffic, etc. One dumpster got hit by a vehicle.

Burlett added that they would probably cause issues with firetrucks getting through as well.

Mox said there is a section of the Zoning Ordinance that prohibits them in the roadway. There are two model ordinances the planning commission received – one is an amendment to the Zoning Ordinance and the other is a stand-alone ordinance. The included letter explains why two ordinances are needed. The Zoning Ordinance is something that the Code Enforcement department enforces, but the police cannot. By establishing this separate ordinance, the police can issue citations.

Vogel said the reason for two ordinances is there may have been a prior non-conforming use for a dumpster but we're talking about regulating the dumpsters people get to clean out their house.

Mox said we have to differentiate between businesses having a dumpster for everyday trash and when dumpsters are temporarily on a site for a house clean-out or a roof contractor use, etc.

Burlett asked if this ordinance would cover the storage containers PODS.

Mox said yes, that's the intent. He suggested to Vogel to add "dumpster" to the definitions in both ordinances because not all dumpsters are roll-off. He questioned the word "movable" in the definition, whether to add "construction bags" and whether or not to remove "box trucks" and "cargo vans" from the definition because a licensed vehicle would be able to park in the roadway, but the Township wouldn't want them to be stored in yards.

Lee asked if we would see this situation if someone were flipping a house in Glendale. Would it be possible to allow shorter durations? How would these people remove the construction debris but keep the right-of-way open.

Mox said a dump truck or a dump trailer that's attached to a truck.

Kaminski asked if it must be a wheeled vehicle to be able to park overnight.

Mox said there are some streets where overnight parking isn't permitted.

Kaminski asked if PODs would be allowed in the driveway in an R1 neighborhood.

Mox said that the Zoning Ordinance already allows that in all areas but there are time limits. We want to issue a permit that would have a date for removal on it. The biggest issue we have is these dumpsters or PODs are dropped off in the roadway, and we either find it there while driving around or we receive a complaint – but it's already too late. We want the police to be able to issue a ticket that day.

Lee looked at sizes of dumpsters and stated he could see how they could affect traffic.

Kaminski said that he's hoping this Ordinance will deal with the people who leave construction bags at the curb for months – time constraints are needed.

Burlett asked if we would monitor the time.

Mox said residents would need to get a permit that shows when the permit was generated and when the permit expires, which is when the dumpster needs to be removed. The proposed duration will not exceed 60 days.

Tizard asked if it would be possible to renew the permit.

Mox said by the time the township gets a complaint about construction bags they have been there for months and the resident can't afford to have it removed.

Kaminski said the purpose of the permit is to make people cognizant that there is a time limit and they can't leave something there indefinitely.

Mox said the board should look at the size of the portable containers.

Lee suggested limiting the size of the portable container in residential zoned areas.

Mox said that these are items that the board needs to think about and come back to discuss at the next meeting – should there be different sizes for containers allowed for residential, commercial and industrial properties, and the number of days the containers are permitted. Mox wants to go over the language that deals with emergencies.

Burlett asked if it should be renewable.

Vogel suggested that in an emergency we could leave the permit renewal open ended.

Mox asked if the ordinance should have language that increases the fee if the permit is renewed. Additionally, should the two-person Township approval process to obtain a Temporary Use Permit and Zoning Permit be removed. He asked if the permit fee can be stated in the ordinance and changed by resolution from time to time.

Vogel said yes.

Mox also wants to take a look at Section 10 – Inconsistent Ordinances. He asked that the PC, Solicitor and Engineer write down any questions. He asked Vogel to revise the models to look more like the township.

Public Comments:

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

Adjournment

Motion by Burlett, second by Orbovich to adjourn the meeting.

All in Favor
Motion Carries (7-0)

The meeting was adjourned at 9:21 p.m.

Attest: _____

TOWNSHIP OF SCOTT
SEAL
ALLEGHENY COUNTY, PA.