

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
August 2, 2023**

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
Ashley Puchalski, 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 July 5, 2023 Planning Commission Meeting

Motion by Kaminski, second by Burlett to approve the Minutes for the July 5, 2023 Planning Commission Meeting with one minor correction.

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

8/02/2023

Review and Recommendation of the Ordinance to Regulate the Keeping of Domestic Chickens (Hens)

Mox explained that the board has made some final revisions after the last meeting and the Ordinance must now be recommended to the Board of Commissioners. He asked for any additional comments or changes from the Planning Commission.

Berner asked for clarification regarding Section 5 which states the coop must be three (3) square feet. It just seems really small for one chicken.

Mox said that that is correct and it's two (2) square feet for each additional chicken.

Tulowitzki said that it doesn't sound like a lot but usually people have more than one chicken.

Burlett asked about the certified course that's required for every permit applicant. Should the Ordinance have any type of reference as to where or how an applicant can find one of the courses?

Puchalski added that it had been discussed before. Because of the ever-changing curriculums available specifying in the Ordinance didn't make sense. The PC agreed that the Zoning Officer would have recommendations for courses either on permit forms or the application. She will revise the Ordinance to state that the course must be approved by the Code Enforcement Office prior to completion.

Sorcan asked about Section 8 regarding vaccinations. She said that when chickens are purchased they might already have their vaccinations. The Ordinance states that proof of vaccination needs to be provided at the time of application but the resident won't have their chicks when they make application for the permit.

Kaminski suggested holding the permit in escrow until the resident purchases the chicks and can provide the proof of vaccination. And if they don't, the permit is revoked.

Puchalski said there could be a regulation added that would grant a temporary permit until a proof of vaccination was provided. Practically speaking, the enforcement officer is the one who should determine if a temporary permit would work better than giving the applicant a 10-day deadline.

Tulowitzki said it would be most practical to require applicants to purchase pre-vaccinated chickens.

Burlett said we should issue a temporary permit and it would be good for maybe 60 days and if a proof of vaccination isn't received, the permit would be revoked, unless this is an undue burden on the Code Enforcement Officer. That language could be stated on the permit.

Mox asked if we could state in the Ordinance, from "as recommended by a licensed veterinarian, shall be provided" and add "with each permit application or within 10 days of purchase, renewal thereof and upon demand of the code enforcement officer." We could add "a temporary initial permit will be issued and valid for 10 days." He added that he thinks it's important to not leave it open-ended so that the applicant understands if they don't provide the proof of vaccination, the permit will expire. Will have to adjust what's under permitting as well and what the permit is called.

Lee suggested the ordinance say "prior to final permit issuance, proof of chicken vaccination shall be provided.

Mox suggested the following would best fit with the existing process in Code Enforcement. A Zoning Permit will be issued, allowing the applicant to construct the chicken coop, chicken run and fenced area. A final inspection and approval are required before chickens may occupy.

Puchalski suggested using Mr. Lee's language that final occupancy will not be granted until proof of vaccination is provided. That puts the burden on the owner of the chickens.

Mox said the clause should say under Veterinary Care "with each permit application proof of vaccination shall be provided prior to approval for the occupancy of the chicken facility, renewal thereof, and upon demand of the Code Enforcement Officer."

Sorcan asked if people choose to no longer raise chickens will they be permitted to use the chicken coop for storage.

Mox said no. Upon abandonment, it must be removed. He recommended that the Planning Commission recommend the approval of the Chicken Ordinance for the September meeting so that the commissioners have time to review.

Motion by Burlett, second by Berner to recommend to the Board of Commissioners the adoption of the Ordinance to Regulate the Keeping of Domestic Chickens (Hens) subject to discussed changes.

All in Favor
Motion Carries (7-0)

Review and Recommendation of the Zoning Ordinance Update

Mox briefly went over what was discussed at the July meeting and how they would proceed now that the Zoning Ordinance (ZO) Update was revised to reflect the changes made after the county review. If agreeable, the updated ZO would be recommended to the BOC who will then give their permission to send it back to the county for review based on the changes that were made. He asked if anyone had any comments or changes regarding the most recent update that they all received.

Motion by Lee, second by Kaminski to authorize Mark Mox to present the Zoning Ordinance Update to the Board of Commissioners as they desire.

All in Favor
Motion Carries (7-0)

Public Comments

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

Adjournment

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

All in Favor
Motion Carries (7-0)

The meeting was adjourned at 8:11pm

Attest:

