

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
November 1, 2023**

The meeting was called to order by Chairman Mark Mox at 7:31 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 October 4, 2023 Planning Commission Meeting

Motion by Burlett, second by Kaminski to approve the Minutes for the October 4, 2023 Planning Commission Meeting.

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

11/01/2023

Review and Recommendation of the Simple Subdivision Plan for the Bower Hill Civic League at 1600 Bower Hill Road

Applicant:

Mark Hummel - Professional Land Surveyor
Arpenteur Surveying
1316 Terrace Drive
Pittsburgh PA 15228

Mox explained the Planning Commission (PC) received a revised subdivision plan and also a new Engineer's Review letter. The revised plan was also re-submitted to the county and their response was that they would not re-review the plan - their original review letter still stands. He asked Palmer for her comments.

Palmer reviewed and explained the comment from the Engineer's review letter dated October 24, 2023. Her remaining comment is in regard to the rear setback lines not being shown on the plan. The plan must clarify how the rear setback was determined and demonstrate compliance with the Zoning Ordinance.

Mox also reminded the PC of the county comments regarding the original plan. He asked Hummel to speak on the revised plan. He asked if the notation of the road dedication was needed?

Hummel said that he couldn't find anywhere in the county records where the road dedications were accepted by the township nor was it ever dedicated by the church or any previous project.

Mox asked Palmer if, given this information, a note regarding the dedication was needed.

Palmer agreed that if the roads aren't already dedicated, they will be with the recording of this plan.

Mox asked for clarification regarding the monumentation.

Hummel said to look to the right of the north arrow, and it denotes set iron rod and cap. He shows the circles on the dividing lines and along the boundary. They all have been set.

Mox asked the reason for the five (5) foot offset on the one.

Hummel explained that it was set there because it was on a steep slope going down the hill. It was either put it up on top or put it way down below. He chose to put it up on top.

Mox said that it appears the county suggestions have been satisfied. The only thing that needs to be adjusted is the rear setback.

Hummel asked if the requirement is 25 percent of the total depth on the back of the church, which is approximately a 100-foot setback.

Mox asked Palmer if that is still the requirement with the new Zoning Ordinance.

Palmer said that requirement was fixed in the new ordinance. R-1 rear setback is now 25 feet for residential and 15 feet for all others.

Mox said that the comment was now satisfied by the adoption of the new ordinance.

11/01/2023

Motion by Berner, second by Sorcan to recommend approval to the Board of Commissioners the Simple Subdivision Plan for the Bower Hill Civic League at 1600 Bower Hill Road.

Public Comments

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

Adjournment

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

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

The meeting was adjourned at 7:44pm

Attest: 



