

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
May 7, 2025**

The meeting was called to order by Chairman Mark Mox at 7:32 p.m.

ROLL CALL

Joe Orbovich	Present (Arrived late)
Donald Kaminski, Secretary	Present
Kenneth Lee, Vice Chairman	Present
Todd Tulowitzki	Present
Robert Burlett	Absent
Jane Sorcan	Present
Mark Mox, Chairman	Present

Present – 6

Absent – 1

Also, Present: Mark Mox, Planning/Zoning/Code Enforcement Officer
John Vogel, Tucker Arensberg, PC; Township Solicitor
Marie Hartman, Alex Maloney, Lennon, Smith, Souleret; Township Engineers
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 March 5, 2025 Planning Commission Meeting

Motion by Lee, second by Sorcan to approve the Minutes for the March 5, 2025 Planning Commission meeting after the addition of one comment.

All in favor

Motion Carries (6-0)

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Review and Recommendation of the Subdivision Plan to consolidate two parcels into one – parcels 102-S-181 and 102-S-183.

Applicant:

William McIntyre
3297 Thornwood Dr.
Bethel Park PA 15102

Mox asked Hartman to begin by going over the Engineer's review letter.

Hartman reviewed and explained the comments from the Engineer's review letter dated April 3, 2025. She stated that the parcels have frontage along both Washington Avenue and School Street.

Zoning Comment 1 relates to the Zoning Ordinance requirement for minimum lot width of one hundred (100) feet in the I-General Industrial Zoning District. The plan proposes a lot width of seventy-five (75) feet which is an existing non-conformance.

Zoning Comment 2 relates to the Zoning Ordinance requirement for minimum lot area of 10,000 square feet in the I-General Industrial Zoning District. The plan proposes a lot area of 8,250 square feet which is an existing non-conformance, each lot being 4,125 square feet.

Zoning Comment 3 relates to the Zoning Ordinance dimensional requirements in compliance with the I-General Industrial Zoning District as outlined in Section 2-204. The zoning table needs to be updated to reflect the items listed in comment number 3 relative to lot area and lot width, front, side and rear setback, building height and lot coverage.

Subdivision Comment 1 requires a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit (HOP) issued by the Pennsylvania Department of Transportation (PennDOT). Washington Avenue (S.R. 50) is a State Route and should be labeled on the plan as well as the HOP notation.

Subdivision Comment 2 requires existing streets and right-of-way on or adjoining the site be provided on the plan. Washington Avenue should be labeled as S.R. 50.

Subdivision Comment 3 requires front yard, side yard, and rear yard setback lines and any required buffer areas be provided on the plan. Setback lines are currently not shown and must be included.

Subdivision Comment 4 shows an overhead electric service line to the adjoining structure at 1213 Washington Road traversing parcel 102-S-183. This is an existing non-conformance.

Hartman said there are only minor housekeeping items that require a revision to the plan.

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Mox reviewed the comments from the Allegheny County Department of Economic Development. The reviewer asked for a more detailed legend, setbacks shown on the plan and a notation of the State Route. Mox asked Vogel if the applicant needs to address the power lines and the 2-story frame dwelling encroaching on the property line.

Vogel said the recommendations from the county are optional.

Mox said that he didn't think the 2-story frame dwelling is encroaching on the property line and suggested they not address that at all. He asked the applicant if he understood what had been discussed regarding the Engineer and county reviews.

McIntyre said he wasn't aware that he had received the reviews.

Mox asked the applicant to make sure the owner's Engineer had the two review letters and to contact himself or the Township Engineer if they have any questions.

Vogel explained to the applicant that there will be some changes required on the plan and the Township Engineer will not approve the final plan without them.

Motion by Tulowitzki, second by Kaminski to recommend to the Board of Commissioners approval of the Subdivision Plan to consolidate two parcels into one – parcels 102-S-181 and 102-S-183 – subject to satisfying the comments of the Engineer's Review Letter dated April 3, 2025.

All in favor
Motion Carries (6-0)

Discuss an update to Scott Township Ordinance 1179 to include language regarding custodial responsibilities and prohibiting the feeding of feral cats.

Mox asked Vogel if he'd had a chance to look closely at this Ordinance.

Vogel said the Ordinance covers a lot of categories and asked what the intended purpose of the update is.

Mox explained that there are "community cats" in the Township. Some residents have taken on the responsibility for trapping feral cats and having them neutered. But they are not house cats, and the residents continue to feed the cats outside. Some neighbors have to deal with the destruction – urinating and defecating on lawn furniture, etc. He said these "community cats" have to be protected but a definition of custodian is needed in the Ordinance that states the responsibilities of a custodian. The Code Enforcement Office brought a Criminal Complaint before the District Magistrate against a resident who intends to continue feeding feral cats that she had neutered even though they roam free outside. The resident brought an attorney to the hearing because she was serious about continuing to feed the cats. Mox added that this resident trapped and had at least ten (10) cats neutered. The Township wants these cats to die naturally but not be encouraged to return to the same area day after day for food and water.

Vogel asked what the Magistrate's solution was.

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Mox said he believed the Magistrate wanted a definition as to the responsibilities of a custodian or owner, or what it means to care for a pet.

Vogel said he would ask his colleagues more specifically about feral cat ordinances.

Mox said he pulled up a couple ordinances from local communities. The Borough of White Oak has an ordinance strictly related to feral cats. He suggested the creation of a stand-alone Feral Cats Ordinance rather than re-writing Ordinance 1179.

Vogel said it would partially repeal part of Ordinance 1179.

Mox said he found an example from Robinson Township in Washington County who have a stray and feral cat ordinance. An owner is defined as a person, group of persons, firms or corporations owning, keeping or harboring a cat or cats. Trap, Neuter and Return (TNR) programs can be looked at and the Township may want to have these programs report any local activity. McKees Rocks has an ordinance that controls dogs, cats, domestic and wild animals, which is more than the Township is looking for at this point. The American Veterinary Medical Associates (AVMA) has a lot of information to consider regarding free roaming, abandoned and feral cats.

Vogel asked Mox to send him the information he's gathered. He'll speak to his colleague who is the Solicitor for White Oak - she might have more information regarding their ordinance depending on how recently it was adopted.

Orbovich said he found an ordinance from East Buffalo Township which states it shall be unlawful for any person to place food that can be consumed by a dog, cat or other animal outside an enclosed structure, and it also mentions another existing ordinance making it unlawful for any dog, cat or other animal to run at large if owned, kept, maintained or in custody or control by the person. By definition feeding is a form of control and this likely extends the responsibility to those who feed strays.

Kaminski said he considers enforcement when looking at these policies. He asked if the reporting of these feral cats relies primarily on neighbor complaints.

Mox said yes.

Lee suggested they look at increasing the fees or fines – the current ordinance's fines won't be a deterrent.

Tulowitzki said that he believes Allegheny County has rules in place regarding leaving food out unattended or unprotected that could draw other animals.

Vogel asked if he knew what the penalties are.

Tulowitzki said he wasn't sure but he said there are ways to report your neighbors.

Mox suggested looking at the Township Ordinance for the Feeding of Deer which is comparable.

Lee also suggested considering whether bowls of water in front of stores could be an issue.

Mox said that water is part of the vector control – food, shelter, water are the things animals need to survive.

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Orbovich said he found the actual ordinance he alluded to previously which also states it shall be unlawful for any person to feed stray or feral cats where such feeding causes a nuisance to neighbors or creates a condition contrary to the health, safety and welfare of the Township unless that person participates as a caregiver in a Trap, Neuter and Return program managed by the Township or an organization approved by the Township.

Vogel said in order to trap the cat the resident has to leave food out but the Township doesn't want people to leave food out.

Mox said the resident in question has neutered the whole group of strays because once neutered the cat's ear is tipped.

Vogel said the cats have been neutered but they're still making a mess. And the resident continues to feed them.

Mox said yes.

Sorcan understands where this person is coming from. This person is doing something right by neutering all these cats.

Mox said the Township should encourage the neutering but not the feeding on an ongoing basis, so they're concentrated in one area every day and every night.

Vogel asked would this person limit the population by not feeding the cats as opposed to not neutering them.

Kaminski said if someone is feeding to bait a trap that's one thing. If someone is feeding to maintain the cat population that's something else.

Mox said the ordinance must have language that will be enforceable and stands up in court if challenged.

Public Comments:

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

Adjournment

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

All in Favor
Motion Carries (6-0)

The meeting was adjourned at 8:11 p.m.

Attest:



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