

**MINUTES
SCOTT TOWNSHIP
PLANNING COMMISSION
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
July 2, 2025**

The meeting was called to order by Chairman Mark Mox at 7:35 p.m.

ROLL CALL

Joe Orbovich	Absent
Donald Kaminski, Secretary	Present
Kenneth Lee, Vice Chairman	Present
Todd Tulowitzki	Present
Robert Burlett	Present
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, 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 May 7, 2025 Planning Commission Meeting

Motion by Sorcan, second by Kaminski to approve the Minutes for the May 7, 2025 Planning Commission meeting after the addition of one comment.

All in favor

Motion Carries (6-0)

7/02/2025

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

Mox asked Vogel about the proposed Ordinance to amend Ordinance 1179-82.

Vogel said he was told that Mox wanted the 1179 amended rather than publishing a new ordinance.

Mox also suggested looking at the Deer Ordinance which has stronger language that could apply to this Ordinance. The Township wants to regulate the feeding of these neighborhood or community cats. He asked Vogel if there was any reason the Township shouldn't do a completely new ordinance.

Vogel asked if adding the definitions to the red line version provided would be what they were looking for.

Mox said the definition of owner or custodian is not clear enough.

Vogel said they could change that or add a separate section that includes language that specifically states what is not permitted.

Mox said there needs to be strong language about the feeding of cats outdoors, similar to the Deer Ordinance.

Vogel said the feeding of deer is very black and white while the feeding of cats is more grey.

Mox said he looked into adding 'domesticated' cats as a definition, but a feral cat is considered a domesticated animal because it comes from a pet cat.

Tulowitzki said there are cat owners who leave their cats outside.

Mox said the Township doesn't want that. The ordinance should include that the running at large of cats and other pets would be prohibited.

Sorcan said there are many people who keep their cats outside and never let them inside.

Mox said that he had hoped there was already an Ordinance adopted somewhere that would address these issues.

Vogel said he would make sure that there's something to discuss at the next meeting.

Mox said he needs something that will hold up in front of the Magistrate, something that clearly identifies the obligations of the custodian to these feral cats.

Vogel asked Mox if he wants to Ordinance to deal with just cats.

Mox said no. He wants this Ordinance to include all pets.

Sorcan sees this as more of a safety issue. There should be something done when a pet is possibly causing health issues for a neighbor.

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Mox said what some residents don't understand that there's nothing to stop rodents and other wildlife from eating and drinking the food or water left outside for the cats. He suggested adding that information and also keeping the information regarding kennels. Kennels are only permitted in the Industrial Zoning District, and the new Ordinance should specify that information. Fees and fines should be high enough to discourage or prevent these violations.

Vogel asked Mox if he had any problem with the new Section 11.

Mox read the section out loud and asked what the "Rules of Civil Procedure" are.

Vogel said that the rules include that if there's a judgement and the defendant doesn't appeal, the default mechanism is they may be sentenced to prison.

Mox said he wants the new Ordinance to state that rather than "Rules of Civil Procedure." He said that if being sentenced to jail is included it might be a deterrent in the new Ordinance. He also suggested removing Sections 12 and 13. He said the Health Department regulates pets inside stores.

Vogel agreed to eliminate Sections 12 and 13.

Sorcan asked what the definition of custodian is.

Vogel said someone who has the legal responsibility for the animal.

Mox said that we want to put the responsibility on the person who takes care of the animals – feeding them and giving them what they need to survive.

Kaminski asked how they would make sure someone has a legal responsibility for a stray cat.

Mox said that is what they're trying to achieve with the new Ordinance – to attach the giving of food and water to the animal for survival as taking responsibility for that animal.

Kaminski asked if this Ordinance would say that someone is assuming legal ownership by feeding the cat. Is this more of a caretaker – someone who takes care of the feeding but has no legal responsibility.

Lee asked if the word "animal" is too vague. It might sound like the ordinance is regulating birds.

Mox asked Vogel is create another rendition of the Dog & Cat Ordinance to discuss at the next meeting.

Review and Recommendation of the Variance request from the owner of 1400 Greentree Road for relief from strict adherence of the accessory use location restriction to allow a generator to be located in the front yard.

Applicant:

Anthony Roscoe (via ZOOM)
1400 Greentree Road
Pittsburgh PA 15220

Mox asked Roscoe to explain his need to install a generator and why in the front yard.

Roscoe said that since moving into his home in 2016 he has experienced about 35 power outages, two that caused the basement to flood due to the sump pump failure. These outages have resulted in financial losses and are a recurring hardship. The home is located on a corner lot at the intersection of Greentree Road and Arla Drive. Because it's a corner lot there are two front yards, two side yards and no back yard. The house is situated so that there isn't sufficient space on either side yards to be compliant with setback regulations.

Roscoe continued that the proposed location of the generator is in the yard that fronts Arla Drive. It would be located seven (7) feet from the primary structure and over ten (10) feet from the right-of-way line on the Arla Drive side. This area has a fence and landscaping that would conceal the generator from view and deaden the sound. The neighbors across Arla Drive provided a letter stating they would support the Zoning Hearing Board to allow the location of the generator to be in the front yard.

Mox said the proposed location would have the least impact on the neighbors. He asked Hartman to go over the Engineer review letter dated June 30, 2025.

Hartman explained that the applicant who lives on a corner which fronts both Greentree Road and Arla Drive proposes installing the generator on the Arla side of the property. The house fronts Greentree. The driveway is on Greentree. The address is Greentree. The front yard facing Arla is functioning as a side yard. There is a fence and landscaping and she agreed with Mox that the proposed location would impact the neighbors on either side the least.

Mox asked Roscoe which neighbor provided a letter.

Roscoe said it was from his neighbor across Arla on the opposite corner.

Mox asked for comments from the Planning Commission.

Lee complimented Roscoe on his application and said the narrative provided answered most any question he would have. He asked if Roscoe would exercise the generator just in the daytime, which has to be done from time to time. He also asked if he would bury the gas line.

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Roscoe said they plan to bury the gas and electrical lines under the walkway and driveway.

Kaminski asked about the noise level of the generator given the proximity to the neighbor next door on Arla.

Roscoe said the specifications from Siemens report sixty-five (65) decibels.

Motion by Kaminski, second by Tulowitzki to recommend to the Zoning Hearing Board approval of the Variance request by the owner of 1400 Greentree Road for relief from strict adherence of the accessory use location restriction to allow a generator to be located in the front yard along Arla Drive.

All in favor
Motion Carries (6-0)

Public Comments:

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

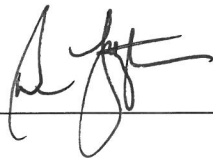
Adjournment

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

All in Favor
Motion Carries (6-0)

The meeting was adjourned at 8:45 p.m.

Attest: _____

A handwritten signature in black ink, appearing to be 'A. J. ...', written over a horizontal line.

