

**MINUTES  
SCOTT TOWNSHIP  
PLANNING COMMISSION  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
December 3, 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
Trevor Tizard	Present
Mark Mox, Chairman	Present

Present – 6

Absent – 1

Also, Present: Mark Mox, Planning/Zoning/Code Enforcement Officer  
Ashley Puchalski, Tucker Arensberg, PC; Township Solicitor  
Marie Hartman, Lennon, Smith, Souleret; Township Engineer  
Stephanie Wilshire, Asst 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 November 5, 2025 Planning Commission Meeting

**Motion** by Burlett, second by Kaminski to approve the Minutes for the November 5, 2025 Planning Commission meeting.

**All in favor**

**Motion Carries (6-0)**

12/03/2025

Review and Recommendation of the Conditional Use Application for Old St. Luke's Church, Burial Ground and Garden at 320 Old Washington Pike to install an electronic message sign onto the lower part of the existing sign situate at the Annex.

**Applicant:**

David Davies, Old St. Luke's Board President  
50 Pond St. S  
Bridgeville PA 15017

David Nixon, Old St. Luke's Board Member  
251 Ewing Rd  
Carnegie PA 15106

Adam Comstock, G & S Signs  
435 Elk St.  
Carnegie PA 15106

Walt Thomas, Vantage LED  
22 Bel Aire Dr.  
Delmont PA 15626

Mox explained that because the property is located in an R Zoning District, the applicant is required to receive Conditional Use approval for an electronic message sign. He asked for applicants to come forward.

Nixon said that he believed the application was very thorough and that they had taken the extra step to notify and seek approval from any neighbor who would be in view of the sign. None had any objection. He answered the one Township Engineer comment that there would be no audio messaging coming from the sign.

Davies explained that getting this sign has been in the plans for over a year. The sign, which is located in front of the Annex - the old Prebytarian Church at 320 Old Washington Pike. There is an existing sign which has two portions. The bottom portion is a square and will be replaced with an electronic message sign and the top portion will remain. The proposed sign is a 4ft x 2ft LED on both sides of the sign, so it is visible coming up or down the road. They chose not to put a sign in front of the Old St. Luke's church building because of its historic significance. The board decided that the electronic message sign would be the best way to advertise some of the events – weddings, baptisms, funerals, concerts series, services on high holidays, etc. The church does not have a congregation nor regular Sunday services. The Board looks at Old St. Lukes as an historic building but not strictly religious and is looking to educate with local experts and interesting facts about the property's building, burial ground and garden.

Mox said the plan shows the new sign to be over six (6) square feet. He asked if the new sign will be larger than the existing sign.

Comstock said the existing sign is 42 inches x 48 inches and the new sign will be smaller.

Mox asked if the contractor had examined the regulations for LED signs in the Township Zoning Ordinance.

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Comstock said the sign is fully dimmable and can be dimmed down to zero at night. The program has a schedule that is controlled through an app, as well as for brightness of the sign.

Mox asked if there is a sensor.

Comstock said there is a temperature sensor and a photocell.

Thomas stated that temperature and time are based on zip code. This system will show emergency alerts through FEMA or IPAWS, superseding any regular content so it can be an alert system for the community.

Mox asked if there could be an emergency notice on the sign should the Township request it.

Thomas said it could be done. He said he could show anyone how the sign can be dimmed and controlled by the software on his tablet.

Tulowitzki said he just wanted to make sure the sign could be dimmed at night.

Tizard asked what was on the back of the sign – was it two-sided.

Thomas said yes. The sign is perpendicular to the road, and the two signs will have the same content.

Puchalski stated that in the recommendation to approve or deny the application the Planning Commission should include conditions for the Board of Commissioners to consider for their decision.

Hartman said in reviewing the Township Engineer Review dated November 24, 2025 she believes the word “not” was inadvertently omitted in the sentence “proposed electronic message sign will include or use audio messages.”

Puchalski suggested that the applicant provide an amended page of the application with the word “not” added for the record.

Lee asked if there might be a change in use in the future.

Davies said no.

**Motion** by Lee, second by Tulowitzki to recommend approval to the Board of Commissioners the Conditional Use Approval for Old St. Luke’s Church, Burial Ground and Garden at 320 Old Washington Pike to install an electronic message sign onto the lower part of the existing sign situate at the Annex, subject to satisfying the comments of the Township Engineer Review letter dated November 24, 2025.

**All in favor**  
**Motion Carries (6-0)**

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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 briefly explained the circumstances leading to the Township expanding the definition of custodial responsibilities and prohibiting the feeding of feral cats. He asked Kaminski if the suggestions made at the last meeting were reflected in the most recent draft of the ordinance.

Kaminski found a couple things missing. He asked if the ordinance should keep the portion of Section 4 which states "the said animal may be seized on sight, either in the daytime or at nighttime by any Township Police Officer or any other agent of the Township."

Lee asked if the word "may" is the difference.

Mox said that if someone calls to complain about a cat urinating on their lawn furniture we had to be careful about the wording because we know the cat will likely not be seized. He suggested ending the sentence after the word "nighttime."

Puchalski suggested adding "agent of the Township" (which could be the police) after the word "nighttime."

Mox asked if we had to identify who would be seizing the feral cats.

Puchalski said no.

Kaminski said he liked that idea because in Section 5 it specifies that the Board of Commissioners will, from time to time, engage someone to seize the animals.

Mox asked Puchalski if she thought this would be satisfactory.

Puchalski said she was comfortable with simplifying what's in Section 4.

Kaminski asked if Section 6 would include service animals.

Puchalski suggested adding "as permitted by applicable law" or something like that.

Lee questioned the use of "and/or" in Section 1 under definition of owner or custodian. Is this too specific?

Puchalski said a reason for this language is to be more specific so a complaint would hold up to a Magistrate hearing. This is primarily a running at large ordinance.

Mox asked if this ordinance should remain the Running at Large Ordinance or should it be called something different.

Puchalski suggested that there may be a time when people are keeping bees and feeding pigeons that are a nuisance, but not necessarily running at large. At that time the Township may want to address the owner's responsibilities. She recommends keeping the ordinance as it is right now.

Burlett said the board had discussed before that it would be impossible to cover every animal condition.

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Mox agreed saying that the ordinance should be primarily a dog and cat running at large ordinance. He asked Puchalski to clean up the ordinance and have a final draft for discussion in January.

**Public Comments:**

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

**Adjournment**

**Motion** by Burlett, second by Tizard to adjourn the meeting.

**All in Favor**  
**Motion Carries (6-0)**

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

Attest: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be "A. H. H.", is written over a horizontal line.

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