

SALEM TOWNSHIP PLANNING COMISSION
MEETING AGENDA
MUNICIPAL BUILDING -244 CONGRUITY RD GREENSBURG
6:00 P.M.
August 5, 2026

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

John Wright PC member
Paul Holleran, PC Vice-chair
Connie Mattei, PC Chair
Matt Markulin, Township Solicitor
Doug Regola, Township Engineer
Kelly Otto, Township and PC Secretary (ABSENT)
Melissa DeHaven, Asst. Township Secretary

4. ADMINISTRATIVE

- A. Motion made by _____ and seconded by _____ to approve the Minutes of the previous Planning Commission meeting of July 1, 2026 (Ridella Subdivision, Tylavsky Subdivision, Operating Engineers, Clean Express Auto Wash LD)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- B. Motion made by _____ and seconded by _____ to approve the Minutes of the special planning commission meeting of July 8, 2026 (Clean Express Auto Wash LD)**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

5. NEW BUSINESS

A. Scopa Lot Line Revision

- 1. Motion made by _____ and seconded by _____ to review and accept/deny the Scopa Lot Addition Plan application as complete.**

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- 2. Motion to discuss and make recommendation for the Scopa Lot Line Revision plan to create a side lot addition from tax map parcel no. 57-23-00-0-084 and add it to tax map parcel no. 57-23-00-0-014**

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- 3 Motion made by _____ and seconded by _____ to complete and sign the Non-Building Declaration Section D for Parcel 1A of the Scopa Subdivision - side lot addition plan.**

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Vote on the motion: Wright_____Holleran_____Mattei_____

B. Wayne Homes – Model Center Land Development

1. Motion made by _____ and seconded by _____ to review and accept/deny the Wayne Homes – Model Center Land Development Plan application as complete.

Vote on the motion: Wright_____Holleran_____Mattei_____

2. Motion to discuss and make recommendation for the Wayne Homes – Model Center Land Development Plan to demolish and re-construct a model home located at Wayne Homes Pittsburgh Model Center bearing tax map parcel no. 57-13-00-0-013.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright_____Holleran_____Mattei_____

6. OLD BUSINESS

A. Schlemmer Land Development

This plan was tabled at the January 7, 2026 PC meeting due to the number of outstanding items to bring the plan into compliance with the Township SALDO. Time waiver submitted February 3, 2026. Revised plans were received February 23, 2026. This plan was reviewed by the PC on March 4th, 2026 and additional comments were made. Revised plans were received on March 24th, 2026. Preliminary approval with conditions was recommended on April 1, 2026

1. Motion to discuss and make recommendations of the Schlemmer Land Development Project to construct a wedding venue facility to be located off Hornock Drive bearing tax map numbers 57-15-00-0-202, 57-15-00-0-203, 57-15-00-0-067, and 57-15-00-0-098.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright_____Holleran_____Mattei_____

B. Operating Engineers Storage Building Land Development

This plan was tabled at the June 3, 2026 PC meeting making informal comments to the applicant. This plan was tabled on July 1, 2026, because revised plans were not submitted. The supervisors will need to take official action at their August 19th meeting. The application was accepted as complete at the June 3 PC meeting. Applications shall be acted upon by the Township no later than

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90-days following the date of a complete application. September 1, 2026, is 90 days since this application was accepted as complete.

1. Motion to amend the agenda to remove “for training operations” from Motion 2 for the Operating Engineers Storage Building Land Development Plan due to the purpose changing on the plan.

Motion made by _____ and seconded by _____ to amend the agenda

Vote on the motion: Wright _____ Holleran _____ Mattei _____

2. Motion to discuss and make recommendations for the Operating Engineers Storage Building Land Development Plan to construct a 12,500 square foot building for the purpose of providing additional storage space ~~for training operations~~. The Tax Map # is 57-16-00-0-047.

Motion made by _____ and seconded by _____ to recommend (approval/denial/table)

Vote on the motion: Wright _____ Holleran _____ Mattei _____

7. SEWAGE

8. NEW APPLICATION PROCEDURE

- A. Motion made by _____ and seconded by _____ to discuss the review procedure for acceptance of new subdivision and land development applications.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- B. Motion made by _____ and seconded by _____ to amend motion C to advertise for a “workshop” instead of “special meeting”.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

- C. Motion made by _____ and seconded by _____ to advertise a ~~special meeting~~ workshop to discuss the procedure for acceptance of new subdivision and land development applications.

Vote on the motion: Wright _____ Holleran _____ Mattei _____

8. ADJOURNMENT

Motion made by _____ and seconded by _____ to adjourn this meeting with the next regular meeting to be held on September 2, 2026, at 6:00pm if there is an agenda.

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Vote on the motion: Wright _____ Holleran _____ Mattei _____

Meeting adjourned _____