

ZONING HEARING BOARD: FEBRUARY 14, 2017
DECISION: PRIMAX PROPERTIES LLC
ADVANCE AUTO PARTS STORE

The Providence Township Zoning Hearing Board meeting was held on Tuesday evening, February 14, 2017, at 7:00 pm, in the township municipal office. Members present were James Hess and Albert Warfel. Connie Peiffer, Secretary/Zoning Officer, Melissa Anderson, court reporter, and four (4) observers were also present.

Mr. Hess brought the meeting to order at 7:00 pm and stated the only item of business for the evening is the rendering of the decision on the variance requests by Primax Properties (Advance Auto Parts). Mr. Hess then made a motion, seconded by Mr. Warfel, to grant the requested variances of Section 300.2.1, 312.6, 313.18.1 and 300.3.2, with the following conditions:

- A. The Applicant shall comply with its plans and promises as presented to the Zoning Hearing Board.
- B. The Applicant shall widen Oak Bottom Road by approximately 6.5' in accordance with its Plans submitted to the Zoning Hearing Board and Providence Township.
- C. The Applicant shall widen the shoulder on West Fourth Street pursuant to PennDot requirements.
- D. The Applicant shall replace and install a new storm water drainage pipe leading from the intersection of Oak Bottom Road and West Fourth Street to the creek in accordance with its Plans and testimony.
- E. The Applicant shall contribute \$15,000.00 to Quarryville Borough for use in upgrading the intersection of Route 222 and Route 372.
- F. The Applicant shall submit a lighting plan in conjunction with the land development plan which shall shield the outdoor lighting from spilling onto adjoining properties.
- G. The Applicant shall comply with all applicable building code requirements.
- H. A violation of any of the conditions contained in this Decision shall be considered a violation of the Ordinance.
- I. This Decision shall bind the Applicant, its successors, grantees, and assigns.

The motion carried unanimously. The hearing adjourned at 7:05 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

James Hess, Vice Chairman

Constance Peiffer, Secretary

Albert Warfel, Member