

## PROVIDENCE TOWNSHIP PLANNING COMMISSION

April 17, 2017

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on April 17, 2017. Members present were Anthony Nardella, Kenneth Wiker, Kara Kalupson and alternate member Brent Musser. Mark Deimler, township engineer was present. There were three (3) observers present. Vice Chairman Anthony Nardella called the meeting to order at 7:00 p.m. A motion was made by Mrs. Kalupson and seconded by Mr. Nardella to approve the minutes of the March 20, 2017 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Mike Saxinger was present from M.L. Saxinger & Associates, Inc. to discuss the Providence Building Supply plan. The plan proposes using the existing building located at 796 Lancaster Pike as a supply store and building three large buildings for assembly and storage within a five year period. The applicant has addressed the technical review comments and has received Zoning Hearing Board approval at the April 11, 2017 hearing for the use variance to operate a wood and metal assembly operation. Mr. Saxinger stated the easements have been signed. Mr. Saxinger also addressed the fact that there are no sidewalks around that area of Route 272. After review, a motion was made by Mrs. Kalupson to recommend approval of the following waivers:

1. Section 403.E.3.b, Traffic Evaluation Study
2. Section 603.C.4, Curbing along a State Highway
3. Stormwater Management Ordinance, Section 3.07.E.2, Basin B Dewatering Method
4. Stormwater Management Ordinance, Section 3.02.A.2.c, Basin Loading Ratios
5. Stormwater Management Ordinance, Section 3.03.C, Basin B Dewatering Time
6. Stormwater Management Ordinance, Section 3.04.E, Watershed Flow Transfer

Mr. Wiker seconded the motion and the motion was carried unanimously.

Mrs. Kalupson made a motion to recommend approval of the final land development and lot add-on plan for Providence Building Supply subject to the review comments contained within the Solanco Engineering Associates review letter dated April 5, 2017 and any subsequent review letters. Mr. Musser seconded the motion and the motion was carried unanimously.

The Zoning Hearing Board hearings for March and April were briefly explained. At the March 27, 2017 Zoning Hearing Board hearings two special exception approvals were granted. A special exception for David Alexander at 290 Sawmill Road to replace and expand a non-conforming accessory structure was granted. A special exception for Glen Robinson to replace and expand a non-conforming structure by moving the existing dwelling at 479 West Fourth Street to 128 Oak Bottom Road was also granted. The Zoning Hearing Board hearings on April 11, 2017 the variance requests were all approved. Truce Road Property, LLC (Providence Building Supply) to permit wood and metal light manufacturing and permission to exceed the size and number of signs were granted. Variances for DFB Property Management, LLC to permit small engine repair, outdoor storage, sales and installation of tanks at 722 Truce Road were granted.

There being no further business to discuss, a motion was made by Mr. Wiker and seconded by Mrs. Kalupson to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 7:24pm.

**PROVIDENCE TOWNSHIP PLANNING COMMISSION**  
**April 17, 2017**

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**Anthony Nardella, Vice Chairman**

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**Kenneth Wiker, Member**

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**Kara Kalupson, Secretary**

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**Brent Musser, Alternate Member**

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