

PROVIDENCE TOWNSHIP PLANNING COMMISSION
October 16, 2017

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on October 16, 2017. Members present were Pamela Minnick, Kenneth Wiker and Anthony Nardella. Mark Deimler, township engineer and Heidi Martinez, township administrative assistant were present. There were two (2) observers present. Vice Chairman Anthony Nardella called the meeting to order at 7:00 p.m. A motion was made by Mrs. Minnick and seconded by Mr. Wiker to approve the minutes of the August 21, 2017 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Craig Williams, from Strausser Surveying and Engineering, Inc. was present to discuss the Lot Add-On Plan/Stormwater Management Plan for Robert Weaver. Mr. Williams explained the proposed plan for Lot 6 and Lot 7. The proposed plan reduces the acreage of Lot 7 to 1.562 acre; Robert Weaver would then build a dwelling on the new Lot 7. After review, Mr. Wiker made a motion to recommend a waiver of Section 402.A.1, Plan Scale Requirements. Mrs. Minnick seconded the motion and the motion was carried unanimously. Mrs. Minnick made a motion to recommend conditional approval of the lot add-on plan for Robert Weaver subject to the review comments contained within the Solanco Engineering Associates review letter dated October 4, 2017 and any subsequent review letters. Mr. Wiker seconded the motion. The motion was carried unanimously.

Mr. Deimler, township engineer spoke about the rezoning petition for Elam Esh, 2302 Beaver Valley Pike. The rezoning petition was accepted by the Board of Supervisors at the August 7, 2017 meeting and forwarded to the Township Planning Commission and the Lancaster County Planning Commission. The petition involves 2302 Beaver Valley Pike and tax parcel #520-36660-0-0000 also on Beaver Valley Pike and requests that the zoning district for the two (2) properties be changed from Agricultural to Industrial. Alex Rohrbaugh, from the Lancaster County Planning Commission, explained the comments from the September 25, 2017 LCPC meeting. The Lancaster County Planning Commission made a recommendation based on the Municipal Comprehensive Plan and the protection of natural resources in the area. After discussion, Mrs. Minnick made a motion seconded by Mr. Wiker to recommend approval of rezoning only the portion of Parcel 2 that is located within the Solanco Urban Growth Area and a portion of Parcel 1 immediately adjacent to and north of the building along the Growth Area (approximately 3.35 acres total) from Agricultural to Industrial as presented from the Lancaster County Planning Commission. The motion was carried unanimously.

Mr. Nardella introduced the next order of business, Pepper Goslin DEP Planning Module Component 4A. The Planning Commission recommended conditional approval of the plan in August and the module is satisfying a condition of the approval. Mrs. Minnick made a motion to approve the completion and signing of the Component 4A by the zoning officer. Mr. Wiker seconded the motion and the motion carried unanimously.

The Zoning Hearing Board September and October hearings were discussed. The special exception for Jesse Esch to allow a kennel at 121 Pennsy Road was granted on October 10, 2017. The variance requests for Benjamin Esch to allow one horse and a carriage barn on a lot with less than one (1) acre and to reduce the rear yard setback to twenty (20) feet at 330 Cinder Road were granted on September 26, 2017. The variance request for Robert Weaver to allow the transfer of land between farms causing one farm to contain less than 10 (ten) acres was granted on September 26, 2017 at 44 Truce Road and tax parcel # 520-31218-0-0000, also on Truce Road. Zoning Hearing Board will meet on Thursday, October 19, 2017 to hear a use variance request from DIG Family Business to allow a warehouse and office space at 332 Snyder Hollow Road. The Zoning

Hearing Board will also hear a variance request for David Greek on landscape screening requirements at 848 Lancaster Pike on October 19, 2017.

There being no further business to discuss, a motion was made by Mrs. Minnick and seconded by Mr. Wiker to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 7:38 p.m.

Anthony Nardella, Vice Chairman

Pamela Minnick, Member

Kenneth Wiker, Member

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