

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

The meeting of the Providence Township Planning Commission was held in the Providence Township Municipal Office, 200 Mount Airy Road, on January 17, 2017. Members present were Andrew Odell, Anthony Nardella, Kenneth Wiker, Pamela Minnick and Kara Kalupson. Mark Deimler, township engineer and Vicki Eldridge, township manager were also present. There were three (3) observers present. Mr. Odell called the meeting to order at 7:00 p.m.

The election of officers for the year 2017 was held. Mr. Nardella made a motion, seconded by Mr. Wiker to nominate Andrew Odell as Chairman for the year 2017. The motion carried with two favorable votes, Mr. Odell abstained. Mr. Wiker made a motion, seconded by Ms. Kalupson to nominate Anthony Nardella as Vice Chairman for the year 2017. The motion carried with two favorable votes, Mr. Nardella abstained. For informational purposes, Mrs. Eldridge stated the Board of Supervisors had appointed Kara Kalupson as the secretary to the planning commission at their January 3, 2017 meeting.

Following the election of officers, a motion was made by Ms. Kalupson and seconded by Mr. Wiker to approve the minutes of the November 21, 2016 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Mr. Odell called for public comments at this time. There were no public comments.

Mrs. Eldridge discussed changes being made to the planning commission meetings due to a change in township personnel. Constance Peiffer will no longer be the secretary to the planning commission. Effective, January 1, 2017, Mark Deimler, of Solanco Engineering will handle all planning matters and submissions for the township. Mr. Deimler will be attending all planning commission meetings, except in February due to a scheduling conflict. Both Mrs. Eldridge and Mr. Deimler asked for patience among the members as we try to make this transition as smooth as possible.

**OLD BUSINESS:**

Roger Fry, from Fry Surveying, was present to discuss the waiver request of the land development plan process for Quarry Ridge Properties. The property is located at 288 Hollow Road. Quarry Ridge Builders operates a construction business out of a pole barn structure on the property. This property previously received conditional approval of a waiver of the LDP process, but could not comply with the conditions and the waiver was revoked by the Board of Supervisors. The Solanco Engineering Associates letter dated November 9, 2016 was reviewed. Mr. Fry stated that an easement has been signed with the neighboring property owner to trim some vegetation to give proper sight distance for the driveway. The agreement has not been recorded to date. Following review, Ms. Kalupson made a motion, seconded by Mr. Nardella to recommend to the Board of Supervisors the approval of the waiver request of the LDP process for this plan, with the condition of completion of compliance of all the conditions of the Solanco Engineering Associates letter, dated November 9, 2016, and any subsequent review letters. The motion was carried unanimously.

**NEW BUSINESS:**

Craig Williams from Strausser Surveying was present to discuss Dannie Fisher's request of the land development process for the property located at 25 Hopkins Mill Road. The project involves the demolition of an existing two family dwelling (rental) and the construction of a new two family dwelling at

an alternate location of the property. The Solanco Engineering Associates review letter dated January 6, 2017 was reviewed. After discussion, Ms. Kalupson made a motion, seconded by Mr. Wiker to recommend to the Board of Supervisors the approval of the waiver request of the LDP process for this plan, with the condition of completion of compliance of all the conditions of the Solanco Engineering Associates letter, dated January 6, 2017, and any subsequent review letters. The motion was carried unanimously. Mr. Nardella asked that the supervisors require Mr. Fisher to have the tenants vacated out of the existing house prior to beginning construction of the new residence.

Mr. Deimler briefed the commission on the proposed Advance Auto Parts Store on the properties known as 475 and 479 West Fourth Street. Due to the outstanding number of comments on the Solanco Engineering Associates review letter dated January 6, 2017, Ms. Minnick made motion, seconded by Ms. Kalupson to table action on this plan until the February Planning Commission Meeting. The motion was carried unanimously.

Following a brief discussion regarding the township's \$200,000 Community Development Block Grant Application to make improvements to Truce Road, between Hollow Road and Main Street, Mr. Nardella made a motion, seconded by Ms. Minnick to authorize the secretary to write a letter of approval of this grant application to the Lancaster County Housing Redevelopment Authority. The motion was carried unanimously.

Mr. Deimler stated the Zoning Hearing Board met on December 13, 2016 and January 10, 2017. The December requests for Benjamin Esch, and Clayton Homes were granted. In January the Lancaster Pike LP decision was read with the request granted. The request of Millersville University was withdrawn. The Debbie Lorenz Hitchens request was granted and the hearing for Primax Properties, LLC was continued.

There being no further business to discuss, a motion was made by Ms. Kalupson and seconded by Mr. Nardella to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 8:45 p.m.

PROVIDENCE TOWNSHIP PLANNING COMMISSION

---

Andrew Odell, Chairman

---

Anthony Nardella, Vice Chairman

---

Kara Kalupson, Secretary

---

J. Kenneth Wiker, Member

---

Pamela Minnick, Member