

PROVIDENCE TOWNSHIP PLANNING COMMISSION
February 21, 2017

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on February 21, 2017. Members present were Andrew Odell, Anthony Nardella, Pamela Minnick, Brent Musser and Kenneth Wiker. Connie Peiffer, Zoning Officer was present. There were five (5) observers present. Chairman Andrew Odell called the meeting to order at 7:00 p.m. A motion was made by Mr. Nardella and seconded by Mr. Wiker to approve the minutes of the January 17, 2017 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Mr. Magrecki was present from PennTerra Engineering Inc. to discuss the Advance Auto Parts plan. The plan proposes to raise existing structures of two properties at 475 and 479 West Fourth Street and replace them with a 7,000 square foot Advance Auto Parts Store. The zoning hearing board discussed the plan at the January 10, 2017 meeting and rendered a decision at the February 14, 2017 meeting. After review, a motion was made by Ms. Minnick to recommend approval of three waiver requests; waiver of Section 305, Preliminary Plan Requirements, waiver of Section 602.A.7, Required Right of Way width for 4th Street subject to the applicant submitting a deed of dedication to Providence Township in a form acceptable to the Solicitor, waiver of Section 602.J.4, Minimum Oak Bottom Road access drive radius subject to a "No Trucks" sign being erected at the Oak Bottom Road Access drive. The motion was seconded by Mr. Wiker and carried unanimously. Ms. Minnick then made a motion to table action on the waiver of Section 603.C.4, Curbing along a State Highway until such time a PADOT review of the highway occupancy application had been conducted. The motion was seconded by Mr. Musser and carried unanimously. Mr. Wiker then made a motion to recommend granting of conditional approval of the Advance Auto Parts, Final Land Development Plan, PT-243FP-16, with the condition of completion of compliance of all comments from the Solanco Engineering Associates review letter, dated January 30, 2017, and any subsequent review letters. The motion was seconded by Mr. Nardella and carried unanimously.

Michael Saxinger was present from M.L. Saxinger & Associates, Inc. to discuss the Providence Autos plan. The plan proposes to consolidate the GMC dealership on the Providence Chrysler Plymouth property at 804 Lancaster Pike. The plan requires building an addition to enlarge the service department area and enlarging the service drop off area. After review, Mr. Nardella made a motion to recommend granting conditional approval of the waiver of Article III, Plan Processing, for Providence Autos, PT-245FP-17 subject to the Solanco Engineering Associates review letter, dated January 23, 2017 and any subsequent review letters. The motion was seconded by Mr. Wiker and carried unanimously.

Michael 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. After review, a motion was made by Mr. Wiker to recommend approval of two waiver requests; waiver of Section 305, Preliminary Plan Requirements, waiver of Section 403.A.1, Plan Scale. The motion was seconded by Ms. Minnick and carried unanimously.

Connie Peiffer, township zoning officer was present to discuss the James Metzler Lot Add-on plan since Brian Masterson from Regester Associates was unable to attend. The lot add-on plan does not affect the portion of the parent tract located in Providence Township. After review, a motion was made by Ms. Minnick to defer all

planning requirements for the James Metzler Lot Add-on Plan, PT-244FP-17, to Eden Township. The motion was seconded by Mr. Musser and carried unanimously.

The Zoning Hearing Board hearings in February and March were briefly explained. In February the Advance Auto Parts request was granted with standard conditions. The Zoning Hearing Board for March has two submittals, Dave Alexander for a shed at 290 Sawmill Road and Glenn Robinson for removal of a structure at 479 West Fourth Street and relocating the structure to 128 Oak Bottom Road.

There being no further business to discuss, a motion was made by Ms. Minnick and seconded by Mr. Wiker to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 8:30 pm.

Andrew Odell, Chairman

Anthony Nardella, Vice Chairman

Pamela Minnick, Member

Constance Peiffer, Zoning Officer

Kenneth Wiker, Member

Brent Musser, Alternate Member