

**PROVIDENCE TOWNSHIP PLANNING COMMISSION**  
**NOVEMBER 21, 2016**

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on November 21, 2016. Members present were Andrew Odell, Anthony Nardella, Brent Musser and Kara Kalupson. Mark Deimler, township engineer and Connie Peiffer, secretary were also present. There were eleven (11) observers present. Mr. Odell called the meeting to order at 7:00 p.m. A motion was made by Ms. Kalupson and seconded by Mr. Musser to approve the minutes of the October 2016 meeting. The motion was carried unanimously. The minutes were signed by Ms. Kalupson.

The Creekside Preliminary Subdivision Plan and the submitted revised planning module for the development were discussed first. Township engineer, Mark Deimler, gave some background information on the Creekside proposed subdivision and the associated revised planning module. The revised module contains a plan showing the deletion of lots 68, 69 and 70, due to the location of previously established sewage dispersal disposal easements. The Commission completed Component 4A of the module packet, with the guidance of Mr. Deimler. A motion was then made by Ms. Kalupson and seconded by Mr. Nardella to authorize the module, with the completed Component 4A, be forwarded to the Board of Supervisors for their completion and adoption. The module is then to be sent to the DEP for final approval. The motion was carried unanimously. After this action was taken Mr. Deimler left the meeting.

David Beiler was present to discuss his waiver request of the land development plan process for property located at 722 Truce Road. Mr. Beiler explained that the intention is to use the existing structure, formerly B & S Woodcraft, for two proposed uses: Beiler engine contractor shop and office and a bakery supply facility. At this time, Mr. Beiler is requesting a waiver of the required land development plan approval process, as there are no improvements to the property being proposed. A letter from Solanco Engineering, dated November 9, 2016, was reviewed and discussed. After review, a motion was made by Mr. Nardella and seconded by Ms. Kalupson 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 letter, dated November 9, 2016, and any subsequent review letters. The motion was carried unanimously.

Tim Trostle, from Strausser Surveying, was present to discuss a waiver/modification request for Eric Probst, pertaining to a plan from 2005, entitled the "Musselman Tract". The property is located on Mount Hope School Road. The waiver request is of Section 403.15.4 of the 1989 Stormwater Management Ordinance. This section requires fencing around a stormwater basin with certain side slopes. The RAV Associates letter, dated November 8, 2016, was reviewed. After discussion, a motion was made by Mr. Nardella and seconded by Ms. Kalupson to recommend approval of a waiver of Section 403.15.4 of the 1989 SWMO, requiring fencing around the existing stormwater basin, based on the fact that under the current standards a fence would not be required. The motion was carried unanimously.

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Mr. Trostle also explained and discussed with the Commission the Samuel E. King Lot Add-On Plan. This plan involves two tracts of land owned by Samuel and Mary King. The plan proposes to transfer a portion of Lot No. 1 (223 Refton Road) to Lot No. 2 (191 Pennsy Road). No improvements are proposed with the plan. After review, a motion was made by Ms. Kalupson and seconded by Mr. Nardella to recommend the approval of a waiver of Section 402.A.1, plan scale, to allow a scale be used of over the maximum scale allowed of 1" = 50". The motion was carried unanimously. A motion was made by Mr. Nardella to recommend the approval of a waiver of Section 402.C.3, allowing the existing features within 200 feet of the parent tract not to be required. The motion was seconded by Mr. Musser and carried unanimously. Ms. Kalupson made a motion to recommend the granting of conditional final plan approval of the Samuel E. King Lot Add-On Plan, with the condition of completion of compliance with all conditions set forth within the Solanco Engineering letter, dated November 3, 2016, and any subsequent review letters. The motion was seconded by Mr. Musser and carried unanimously.

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. Mr. Fry presented a site plan and also reviewed the Solanco Engineering review letter dated November 9, 2016. There was an extensive discussion on comment number four (4) of the review letter, pertaining to available safe stopping distance for the existing access drive. The conclusion of the discussion was such that a solution to comply with this condition could not be reached. Mr. Fry offered to measure some distances again. The vegetation on the neighbor's property needs to be addressed. After a lengthy discussion, any recommendation on the waiver request was tabled, due the fact no solution to comply with comment no. 4 was offered. Mr. Fry is going to discuss the situation with Mr. Blank, owner of Quarry Ridge Builders, and hopefully come back to the Commission next month with an update and a solution.

Mrs. Peiffer stated the Zoning Hearing Board met on November 7, 2016 and all requests for Amos Esh Jr. were granted. The ZHB will meet on December 13, 2016 to hear four hearings. The hearings are for Lancaster Pike LP; 804 Lancaster Pike, Millersville University, Migrant Workers Education Program; 2381 Beaver Valley Pike, Benjamin Esch; 48 Woods Drive and Clayton Homes; 942A Buck Road. 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

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Andrew Odell, Chairman

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Anthony Nardella, Vice Chairman

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Constance Peiffer, Secretary

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Kara Kalupson, Member

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Brent Musser, Alternate Member