

PROVIDENCE TOWNSHIP PLANNING COMMISSION
OCTOBER 19, 2015

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on October 19, 2015. Members present were James Pennington, Anthony Nardella, Clayton Harnish, and Kara Kalupson. Connie Peiffer, Zoning Officer and Secretary was present. There were four observers present. James Pennington called the meeting to order at 7:00 p.m. A motion was made by Mr. Harnish and seconded by Mr. Nardella to approve the minutes of the September 2015 meeting. The motion was carried unanimously. The minutes were signed by all members present.

Brian Masterson, from Register Associates, was present to explain a revised planning module being presented on the Ronald Kilgore Final Land Development Plan. The preliminary hydrogeological report has now been added to the module packet. After explanation and review a motion was made by Mr. Nardella and seconded by Ms. Kalupson to authorize the secretary to complete and sign Component 4A of the revised planning module for Ronald D. Kilgore and forward the revised module to the Board of Supervisors for adoption. The motion was carried unanimously.

Tom Matteson, from Diehm & Sons, was in attendance to present and discuss the Susquehanna Truck Service Final Land Development Plan. David Greek, owner of the property, was also present at the meeting. The plan shows the addition of another building for truck repair and additional outside parking area for the business. The property is located at 848 Lancaster Pike and is zoned Industrial. There were several waiver requests discussed and reviewed. Mr. Nardella made a motion, seconded by Mr. Harnish, to recommend the granting of a waiver of Section 305, requirement for preliminary plan approval. The motion was carried unanimously. Mr. Harnish then made a motion, seconded by Mr. Pennington, to recommend the granting of a waiver of Section 603.B.1, requirement for sidewalks. The motion was carried unanimously. A motion was made by Mr. Pennington and seconded by Mr. Harnish to recommend the granting of a waiver of Section 603.C.4 and Section 603.C.2, requirements for curbing. The motion was carried unanimously. Mr. Harnish made a motion to recommend granting a waiver of Section 609.A.1, requirements for buffer plantings. Mr. Nardella seconded the motion and it was carried unanimously. Mr. Nardella then made a motion, seconded by Ms. Kalupson, to recommend granting of a waiver of Section 611, requirement for emergency access, with the condition the applicant shall provide a copy of the plan to the emergency service providers for review and comments. The applicant shall provide a copy of the response to the township. The motion was carried unanimously. Ms. Kalupson then made a motion to recommend the granting of Waiver 603.A.1, parking space size, to allow the size of the parking spaces to be 9' x 20'. The motion was seconded by Mr. Nardella and it was carried unanimously. After further review, Mr. Harnish made a motion to recommend the granting of conditional final plan approval of the Susquehanna Truck Service Final Land Development Plan with the condition of completion of compliance of all comments from the Solanco Engineering review letter, dated September 15, 2015 and any subsequent review letters or comments. The motion was seconded by Mr. Nardella and it was carried unanimously.

Mrs. Peiffer announced that at the October 13, 2015 Zoning Hearing Board meeting Leader Enterprises LLC, were granted approval to make the single family dwelling located at 2441 Beaver Valley Pike into a semi-detached dwelling and also to have an auto repair business. The requests to repair heavy equipment and trucks and to have an excavation business were denied. The Zoning Hearing Board will not meet in November 2015. No applications have been received.

**PLANNING COMMISSION MEETING
OCTOBER 19, 2015**

There being no further business to discuss, a motion was made by Mr. Harnish and seconded by Mr. Nardella to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 7:38 pm.

James E. Pennington, Chairman

Clayton Harnish, Member

Anthony Nardella, Member

Kara Kalupson, Member

Constance Peiffer, Secretary