

PROVIDENCE TOWNSHIP PLANNING COMMISSION
JULY 20, 2020

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on July 20, 2020. Members present were Andrew Odell, Chairman, Tony Nardella, Vice Chairman, Kara Kalupson, Samuel Blank and Brent Musser, alternate member. Township Engineer, Mark Deimler, Township Zoning Officer, Heidi Martinez, and six (6) observers were present. Chairman, Mr. Odell called the meeting to order at 7:00 p.m. Mrs. Kalupson made a motion, seconded by Mr. Blank to approve the minutes of the June 15, 2020 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Mr. Odell introduced the first order of business, Ross Land Development Plan, PT-274FP-19, 2328 Beaver Valley Pike. G. David Keener, GDKeener LLC and Andy Ross were present to answer questions from the Planning Commission. After discussion, Mr. Nardella made a motion to recommend the Board of Supervisors conditionally approve the waiver of Section 305 Preliminary Plan requirements subject to the conditions outlined in the Solanco Engineering Associates review letter dated July 13, 2020. Mrs. Kalupson seconded the motion and the motion carried unanimously. Mr. Blank made a motion to recommend that the Board of Supervisors approve the waiver of Section 403.E.3.b/406 Traffic Evaluation Study requirements subject to the conditions outlined in the Solanco Engineering Associates review letter dated July 13, 2020. Mrs. Kalupson seconded the motion and the motion carried unanimously. Mrs. Kalupson made a motion to recommend the Board of Supervisors approve the waiver of Section 603.C.4 Curbing requirements for Beaver Valley Pike. Mr. Blank seconded the motion and the motion carried unanimously. Mrs. Kalupson made a motion to recommend the Board of Supervisors approve the final land development plan for Ross Land Development subject to the review comments contained within the July 13, 2020 Solanco Engineering Associates review letter and any subsequent review letters. Mr. Musser seconded the motion and the motion carried unanimously.

Mr. Odell introduced the second order of business, Tamarack/Spread Eagle Final Land Development Plan, PT-281FP-20. Mr. Deimler gave an update on this plan. There was no action on this plan.

Mr. Odell introduced the third order of business, Ronald and Lisa Kilgore Final Subdivision and Land Development and Storm Water Management Plan, PT-284FP-20, 456 Cinder Road. Mr. Deimler stated that the Planning Commission could take action on the plan at this time. After discussion, Mr. Musser made a motion to recommend the Board of Supervisors approve the Final Subdivision Plan for Ronald and Lisa Kilgore subject to the review comments contained within the June 8, 2020 Solanco Engineering Associates review letter and any subsequent review. Mr. Blank seconded the motion and the motion carried unanimously.

Mr. Odell introduced the fourth order of business, Lancaster Pike Properties LLC, rezoning request, 748 and 752 Lancaster Pike. Request to rezone the two properties from R-1 to Commercial. The properties are owned by David Beiler, Lancaster Pike Properties LLC. John Pogue, Landvision LLC, Craig Williams, Strausser Surveying and Engineering, Inc. and David Beiler were present to discuss the rezoning request. After discussion, Mr. Nardella made a motion to recommend the Board of Supervisors deny the requested rezoning of 748 and 752 Lancaster Pike. There was no second to the motion, so the motion died. Mrs. Kalupson made a motion that the Planning Commission takes no position, neither approval or denial on the rezoning request for 748 and 752 Lancaster Pike. Mr. Odell seconded the motion. There were three (3) favorable votes. Mr. Nardella opposed the motion. Mr. Odell abstained because he does not want to use his position to sway others. The motion carried.

Mr. Odell introduced the fifth order of business, Steven Glick, Waiver of Land Development, PT-290FP-20, 69 Clearfield Road. Craig Williams, Strausser Surveying and Engineering, Inc. was present to discuss the waiver request. Steven Glick is converting an existing barn into a carpentry shop. After discussion, Mr. Blank made a motion to recommend the Board of Supervisors approve the waiver of Article III, Plan Processing, for Steven Glick subject to the Solanco Engineering Associates review letter dated July 13, 2020 and any subsequent review letters. Mrs. Kalupson seconded the motion and the motion carried unanimously.

Mr. Odell introduced the sixth order of business, J. Pepper and Diane Goslin, Waiver of Land Development, PT-288FP-20, 47 Snyder Hollow Road. Craig Williams, Strausser Surveying and Engineering, Inc. and J. Pepper Goslin were present to discuss the waiver request. J. Pepper and Diane Goslin are using a single family dwelling and a cottage as vacation rentals. After discussion, Mrs. Kalupson made a motion to recommend the Board of Supervisors approve the waiver of Article III, Plan Processing, for J. Pepper and Diane Goslin subject to the Solanco Engineering Associates review letter dated July 13, 2020 and any subsequent review letters. Mr. Blank seconded the motion and the motion carried unanimously.

Mr. Odell introduced the seventh order of business, J. Pepper and Diane Goslin, Waiver of Land Development, PT-289FP-20, 64 Snyder Hollow Road. Craig Williams, Strausser Surveying and Engineering, Inc. and J. Pepper Goslin were present to discuss the waiver request. J. Pepper and Diane Goslin are using a rebuilt barn as an events venue. After discussion, Mrs. Kalupson made a motion to recommend the Board of Supervisors approve the waiver of Article III, Plan Processing, for J. Pepper and Diane Goslin based on the sketch plan prepared by Strausser Surveying and Engineering, Inc. dated June 1, 2020 and the comments minus comment #5 contained within the Solanco Engineering Associates review letter dated July 14, 2020 and any subsequent review. Mr. Musser seconded the motion and the motion carried unanimously.

Mr. Odell introduced the final order of business, Subdivision and Land Development Ordinance and Zoning Ordinance Text Amendments. After discussion, Mrs. Kalupson made a motion to recommend the Board of Supervisors approve as presented the proposed SALDO text amendments. Mr. Blank seconded the motion and the motion carried unanimously. Mr. Musser made a motion to recommend the Board of Supervisors approve as presented the proposed Zoning Ordinance text amendments. Mrs. Kalupson seconded the motion and the motion carried unanimously.

The July Zoning Hearing Board hearings were discussed. The meeting dates for Zoning Workshops and the next Planning Commission date were discussed. There being no further business to discuss, a motion was made by Mr. Blank and seconded by Mrs. Kalupson to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:40 p.m.

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Andrew Odell, Chairman

Anthony Nardella, Vice Chairman

Kara Kalupson, Secretary

Samuel Blank, Member

Brent Musser, Alternate Member