

PROVIDENCE TOWNSHIP PLANNING COMMISSION

MAY 17, 2021

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on May 17, 2021. Members present were Andrew Odell, Chairman, Tony Nardella, Vice Chairman, Kara Kalupson, Kenneth Wiker and Samuel Blank. Township Engineer, Mark Deimler, Township Zoning Officer, Heidi Martinez, and five (5) observers were present. Mr. Odell called the meeting to order at 7:00 p.m. Mrs. Kalupson made a motion, seconded by Mr. Wiker to approve the minutes of the February 16, 2021 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Mr. Odell introduced old business, DWD Landscaping Land Development Waiver, PT-301FP-20, 183 Schoolhouse Road and John Glick Subdivision, PT-304FP-21, 161 Buck Heights Road. Mrs. Martinez gave a brief update on the status of these projects. No action was taken on the projects as the applicants have not resubmitted compliance information to address previous review comments.

Mr. Odell introduced new business, Susquehanna Ford Preliminary/Final Land Development Plan, PT-306FP-21, 136 and 160 Lancaster Pike South, new address is 150 Lancaster Pike South. Kevin Ember, Rettew Associates, Inc., Damian and Tessa Wissler, Susquehanna Ford and Larry Prescott, Professional Design & Construction Inc. were present to discuss the plan. The plan proposes to combine four (4) parcels and build a new Ford dealership. After discussion, Mr. Nardella made a motion to recommend the Board of Supervisors conditionally approve the waiver of Section 305 Preliminary Plan requirements of the Providence Township SALDO. The recommended condition is as follows:

1. The applicant shall provide all plan and supporting information required for a preliminary plan with the final submission.

Mr. Blank seconded the motion and the motion carried unanimously. Mr. Blank made a motion to recommend the Board of Supervisors approve the waiver of Section 614.F.6 Light Pole Location requirements of the Providence Township SALDO. Mrs. Kalupson seconded the motion and the motion carried unanimously. Mrs. Kalupson made a motion to recommend the Board of Supervisors approve the following waivers:

1. Section 603.C.4, Curbs shall be provided along all state highways
2. Section 614.F.2, the maximum lighting value exceeds 7.5fc as the maximum permitted by this section.
3. Section 614.F.8, the lighting plan shall incorporate the requirements of this section with regards to security lighting.

Mr. Wiker seconded the motion and the motion carried unanimously. Mr. Nardella made a motion to recommend the Board of Supervisors approve the Preliminary/Final Land Development Plan for Susquehanna Ford subject to the review comments contained within the April 22, 2021 Solanco Engineering Associates review letter and any subsequent review letters. Mr. Blank seconded the motion and the motion carried unanimously.

The April and May Zoning Hearing Board hearings were discussed. The date for the June Planning Commission meeting was discussed. There being no further business to discuss, a motion was made by Mr. Nardella and seconded by Mr. Blank to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:47 p.m.

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Andrew Odell, Chairman

Anthony Nardella, Vice Chairman

Kara Kalupson, Secretary

Kenneth Wiker, Member

Samuel Blank, Member

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