

PROVIDENCE TOWNSHIP PLANNING COMMISSION
SEPTEMBER 18, 2023

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on September 18, 2023. Members present were Andrew Odell, Chairman, Anthony Nardella, Vice Chairman, Kara Kalupson and Kenneth Wiker. Township Zoning Officer, Laura Goodz, and six (6) observers were present. Mr. Odell called the meeting to order at 7:00 p.m. Mrs. Kalupson made a motion, seconded by Mr. Nardella, to approve the minutes of the August 21, 2023, meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Mr. Odell introduced old business, Tom Ball, 194 Main Street, PT-331FP-23. Mr. Odell stated that based on the outstanding technical comments which are being addressed by the applicant, Mr. Deimler, Township Engineer recommends no action to be taken at this time.

Mr. Odell introduced the second item of old business, New Providence Baptist Church Waiver of Plan Processing PT-333FP-23, 2411 Beaver Valley Pike. Rob Visniski, Rav Associates, was present to discuss the waiver request. The plan is to add fellowship hall in the approximate location of the old church building. After discussion, Mr. Nardella made a motion to recommend the Board of Supervisors conditionally approve the waiver of Article III Plan Processing for the New Providence Baptist Church subject to the review comments contained within the July 28, 2023, Solanco Engineering Associates review letter and any subsequent review letters. Mr. Wiker seconded the motion and the motion carried unanimously.

Mr. Odell introduced the third item of old business, BB's Warehouse Expansion, Final Land Development Plan PT-334FP-23, 585 Camargo Road. Ray Marvin and Wendall Slabaugh, BB's representatives, and Jason Shaner, Impact Engineering were in attendance to discuss the plan. The plan is to expand the warehouse. After discussion, Mrs. Kalupson made a motion to recommend the Board of Supervisors approve a waiver of Preliminary Plan requirements as stated in Section 305 of the Providence Township SALDO. Mr. Wiker seconded the motion and the motion carried unanimously. Mr. Wiker made a motion to recommend the Board of Supervisors approve a waiver of the Landscape Plan sealing requirements as stated in Section 403.D.22 of the Providence Township SALDO. Mr. Nardella seconded the motion and the motion carried unanimously. Mr. Nardella made a motion to recommend the Board of Supervisors approve a waiver of the Traffic Study requirements as stated in Section 402.E.3.c/406 of the Providence Township SALDO. Mr. Wiker seconded the motion and the motion carried unanimously. Mrs. Kalupson made a motion to recommend the Board of Supervisors approve a waiver of the Water and Sewer Feasibility Study requirements as stated in Section 405 of the Providence Township SALDO. Mr. Nardella seconded the motion and the motion carried unanimously. Mr. Wiker made a motion to recommend the Board of Supervisors approve the Preliminary/Final Land Development Plan for BB's Warehouse Expansion subject to the review comments contained within the September 12, 2023, Solanco Engineering Associates review letter and any subsequent review letters. Mr. Kalupson seconded the motion and the motion carried unanimously.

Mr. Odell introduced new business, Brant Hershey Bed and Breakfast Planning Module Component 4A. Greg Strausser, Strausser Surveying & Engineering, was present to discuss the planning module. The planning module has been reviewed by Solanco Engineering and is ready for Township execution. After discussion, Mr. Nardella made a motion to authorize the zoning officer to complete Component 4A on behalf of the Planning Commission. Mrs. Kalupson seconded the motion and the motion carried unanimously.

Mr. Odell introduced the next new business item, Zoning Ordinance Amendment- Short Term Rentals. After discussion, Mrs. Kalupson made a motion to table action on the Zoning Ordinance Amendment- Short Term Rentals until the October Planning Commission meeting. Mr. Wiker seconded the motion and the motion carried unanimously.

The September 2023 Zoning Hearing Board hearing was discussed. There being no further business to discuss, a motion was made by Mrs. Kalupson and seconded by Mr. Nardella to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:46 p.m.

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Andrew Odell, Chairman

Anthony Nardella, Vice Chairman

Kara Kalupson, Secretary

Kenneth Wiker, Member

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