

ZONING HEARING BOARD: May 13, 2025

ZHB-2025-6 (2330 Beaver Valley Pike)

ZHB-2025-7 (384 Lancaster Pike)

ZHB-2025-8 (748 Lancaster Pike)

The Providence Township Zoning Hearing Board was held on Tuesday, May 13, 2025, at 7:00 p.m. Members present were Omar Smoker, Brad Duvall and Wes Kauffman. Also present were Ben McCue (Zoning Officer), Joseph Kenneff (Solicitor) and Melissa Anderson (Court Reporter). Mr. Smoker brought the hearing to order at 7:00 p.m. The Zoning Officer was sworn in and asked if the cases had been properly advertised to which the zoning officer affirmed that they had been.

Case #ZHB-2025-8: Mr. Smoker introduced the case of 748 Lancaster Pike (Applicant – David Beiler). The Solicitor asked the applicant to be sworn in and present their testimony. The applicant presented the application and testimony regarding requesting approval to operate a truck or motor freight terminal from the subject property. The applicant also discussed his desire have temporary signage. The Board asked questions of the applicant until there was no further discussion. The Board asked if there was any public comment. Vicki Eldridge, on behalf of the Township Board of Supervisors, provided a letter in opposition to the variance request. The letter was entered into the file and a copy given to the applicant. Nelson Trout provided comment that he did not believe the variance request would have a negative impact on the area. Hearing no further public comment, a motion was made by Mr. Smoker to close testimony which was seconded by Mr. Duvall – The motion carried unanimously. The Board broke for executive session. The Board returned and went back on the record. There was then a motion made by Mr. Smoker to deny the requested variance for operation of a truck or motor freight terminal which was seconded by Mr. Duvall – The motion carried unanimously.

Case #ZHB-2025-6: Mr. Smoker introduced the case of 2330 Beaver Valley Pike (Applicant – Andy Ross). The solicitor asked the applicant to be sworn in and present testimony. The applicant described their request for a variance to operate a hunting blind business at the subject property. The applicant testified of the current uses on the property and the Board asked questions of the applicant. A discussion was had between the applicant, Board and Zoning Officer regarding the uses on the property. After all questions had been addressed by the applicant and hearing no further public comments, a motion was made by Mr. Smoker to close testimony and seconded by Mr. Duvall – The motion carried unanimously. The Board adjourned for executive session. The Board returned and went back on the record. A motion was made by Mr. Smoker to approve the variance request for the additional principal use which was seconded by Mr. Duvall – The motion carried unanimously.

Case #ZHB-2025-7: Mr. Smoker introduced the case of 384 Lancaster Pike (Applicant – Daniel Glick). The solicitor asked the applicant to be sworn in and present testimony. The applicant described their requests for a variance to locate a hoop structure 45' from a side property line – the required setback is 50'. The Board asked questions of the applicant until all questions had been addressed. Hearing no further public comment, Mr. Smoker made a motion to close testimony which was seconded by Mr. Duvall – The motion carried unanimously. A motion was made by Mr. Smoker to approve the variance request for the setback which was seconded by Mr. Kauffman – The motion carried unanimously.

The meeting adjourned at 8:16pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Omar Smoker, Chairman

Brad Duvall, Member

Ben McCue, Zoning Officer

Wes Kauffman, Member