

ZONING HEARING BOARD: August 12, 2025

ZHB-2025-10 (29 Miller Road)
ZHB-2025-11 (269 Cinder Road)
ZHB-2025-12 (1198 Rawlinsville Road)
ZHB Extension Request (595 Pennsy Road)

The Providence Township Zoning Hearing Board was held on Tuesday, August 12, 2025, at 7:00 p.m. Members present were Omar Smoker, Wes Kauffman and Robb Beiler. 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-2025-10: Mr. Smoker introduced the case of 29 Miller Road (Applicant – John Stoltzfus). The solicitor asked the applicant to be sworn in and present testimony. The applicant presented the application to locate a shed that will house non-commercial livestock in the rear yard 35' from the rear yard property line. The Board asked questions of the applicant until there were no further questions. Hearing no public comment, a motion was made by Mr. Smoker to close testimony and seconded by Mr. Beiler. A motion was made by Mr. Smoker to approve the application as presented which was seconded by Mr. Beiler – the motion carried unanimously.

Case #ZHB-2025-11: Mr. Smoker introduced the case of 269 Cinder Road (Applicant – New Providence Church of God). The solicitor asked that the applicant be sworn in. Michael Saxinger and Jamie Swope were sworn in. The applicant presented the application to exceed the maximum permitted lot coverage on the subject property. The Board asked questions of the applicant until there were no further questions. Hearing no public comment, a motion was made by Mr. Beiler to close testimony and was seconded by Mr. Kauffman. A motion was made by Mr. Beiler to approve the application as presented and was seconded by Mr. Kauffman – The motion carried unanimously.

Case #ZHB-2025-12: Mr. Beiler introduced the case of 1198 Rawlinsville Road (Applicant – Omar Smoker (Mr. Smoker recused himself from the hearing)). The applicant presented the application to modify conditions of a prior Zoning Hearing Board decision for the property. Mr. Smoker requested modifications to parking, hours of operation, service of alcohol and number of events permitted per year. The Board asked questions of the applicant until there were no further questions. Hearing no public comment, Mr. Beiler made a motion to close testimony which was seconded by Mr. Kauffman. Mr. Beiler then made a motion to approve the application as presented which was seconded by Mr. Kauffman – the motion carried unanimously.

ZHB Extension Request: Smithville Church of God provided a letter to the Board requesting an extension of time to obtain permits and approvals under their 2020 Zoning Hearing Board approval until August 11, 2026 and to complete construction of the Church expansion by August 11, 2028. Mr. Beiler made a motion to approve the extension request which was seconded by Mr. Smoker – The motion carried unanimously.

The meeting adjourned at 7:58pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Omar Smoker, Chairman

Robb Beiler, Vice Chairman

Ben McCue, Zoning Officer

Wes Kauffman, Member