

ZONING HEARING BOARD: January 13, 2026

ZHB-2026-1 (522 Fairview Road)

ZHB-2026-2 (264 Clearfield Road)

The Providence Township Zoning Hearing Board was held on Tuesday, January 13, 2026, at 7:00 p.m. Members present were Brad Duvall, Omar Smoker and Robb Beiler. Also present were Ben McCue (Zoning Officer), Joseph Kenneff (Solicitor) and Rhonda Adams (Court Reporter). Mr. Smoker brought the hearing to order at 7:00 p.m. This being the first meeting of the year, the Board reorganized. Mr. Smoker made a motion to appoint Mr. Duvall as Chairman which was seconded by Mr. Beiler - the motion passed. Mr. Duvall then made a motion to appoint Mr. Beiler as Vice-Chairman which was seconded by Mr. Smoker – the motion passed. 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-2026-2: Mr. Duvall introduced the case of 264 Clearfield Road (Applicant – Sam Stoltzfus). The solicitor asked the applicant to be sworn in and present testimony. The applicant presented the application to permit the operation of a short-term rental on the property located in the R-1 Zone. The Board asked questions of the applicant until there were no further questions. Mary & Terry Wells (Neighbors – 250 Clearfield Road) were sworn in and asked questions of the applicant. Bob Ray (287 Snyder Hollow Road) was sworn in and made comments regarding his concerns with the short-term rental and also asked questions of the applicant. A motion was made by Mr. Duvall to approve the application as presented which was seconded by Mr. Beiler – the motion carried unanimously.

Case #ZHB-2026-1: Mr. Duvall introduced the case of 522 Fairview Road (Applicant – Amos L. Stoltzfus). The solicitor asked that the applicant be sworn in and present testimony. The applicant presented the application to operate a sandblasting and painting business at the property which is located in the R-3 Zone. The Board asked questions of the applicant. Mr. Kenneff then opened the hearing to the neighbor (Joseph Leaman - Neighbor - 521 Fairview Road) and his legal counsel (John Mateyak). Mr. Mateyak asked questions of the applicant and presented evidence as to the use of the property. Mr. Mateyak presented a witness, Joseph Leaman, who was sworn in. Mr. Leaman testified to the use and characteristics of the property. The applicant (Amos Stoltzfus) made a statement regarding the testimony. The Board opened the hearing to public comment. Bob Ray made comments about the nature of the business on the property and asked questions of the applicant. Hearing no further public comments, the Board heard closing remarks from Mr. Mateyak and the applicant. A motion was made by Mr. Duvall to close testimony and was seconded by Mr. Beiler. – The motion passed unanimously. The Board broke for executive session. Upon returning from executive session, a motion was made by Mr. Duvall to deny the variance request for the sandblasting and painting business which was seconded by Mr. Beiler – The motion carried unanimously. A motion was then made by Mr. Duvall to close testimony which was seconded by Mr. Beiler – The motion carried unanimously.

The meeting adjourned at 8:10pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Brad Duvall, Chairman

Robb Beiler, Vice Chairman

Ben McCue, Zoning Officer

Omar Smoker, Member