

ZONING HEARING BOARD: September 8, 2026

- *ZHB-2026-12 (49 Sigman Road)*
- *ZHB-2026-13 (64 Snyder Hollow Road)*

The Providence Township Zoning Hearing Board was held on Tuesday, September 8, 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 Melissa Anderson (Court Reporter). Mr. Duvall 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-2026-12: Mr. Duvall introduced the case of 49 Sigman Road (Applicant – Elam King). The solicitor asked that the applicant be sworn in and present testimony. The applicant presented the application for a use variance to permit the operation of a Short-Term Rental at the R-2 zoned property. The Board asked questions of the applicant until there were no further questions. There was no public comment. A motion was made by Mr. Duvall to close testimony – The motion passed. The Board broke for executive session and returned. Upon return, a motion was made by Mr. Duvall to approve the application – the motion passed unanimously.

Case #ZHB-2026-13: Mr. Duvall introduced the case of 64 Snyder Hollow Road, New Providence, PA (Applicant – Pepper & Diane Goslin – 64 Snyder Hollow Road, New Providence) to construct a permanent structure for the event venue on the property. Mr. Duvall then turned the hearing over to the Zoning Hearing Board Solicitor (Joe Kenneff). Mr. Kenneff asked the zoning officer if the case had been properly advertised and posted – The Zoning Officer affirmed that it had been. Mr. Kenneff asked the applicant to be sworn in and present testimony. The applicant's counsel (Dwight Yoder & Sheila O'Rourke) introduced the application and requested to modify the variance request for building height to 35' – there were no objections to this request. The applicant (J. Pepper Goslin) was then sworn in. Mr. Yoder started presenting the case and asked questions of the applicant. The Board asked questions of the applicant. Mr. Kenneff then opened the floor up to neighboring property owners. Neighboring property owners James Chryst, David Combs, Jodie Combs, Kristen Miller and Dale Livengood were sworn in and all asked questions of the applicant. Applicant's counsel, Mr. Yoder, responded with questions to the applicant to address some of the neighbor's questions. The Board asked questions of the applicant until they had no further questions. There were more questions and discussion from the Board until there was no further discussion. Mr. Kenneff opened the hearing to the public for closing remarks. Neighbors made closing remarks to the Board. Hearing no other persons wanting to make a public statement, Joe Kenneff opened the floor back up to applicant's counsel for closing remarks. The Board broke for executive session. Upon return from executive session, the Board declared that they would render their decision at their regularly scheduled October Zoning Hearing Board meeting. A motion was made to close testimony by Mr. Duvall and The motion carried unanimously. A motion was made by Mr. Beiler to continue the hearing until the October Zoning Hearing Board meeting – The motion carried unanimously.

The meeting adjourned at 9:25pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Brad Duvall, Chairman

Omar Smoker, Member

Ben McCue, Zoning Officer

Robb Beiler, Member