

## PROVIDENCE TOWNSHIP PLANNING COMMISSION

March 20, 2017

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on March 20, 2017. Members present were Anthony Nardella, Pamela Minnick, and Kara Kalupson. Mark Deimler, township engineer was present. There were two (2) observers present. Vice Chairman Anthony Nardella called the meeting to order at 7:00 p.m. A motion was made by Ms. Minnick and seconded by Ms. Kalupson to approve the minutes of the February 21, 2017 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Mr. Magrecki was present from PennTerra Engineering Inc. to discuss the Advance Auto Parts plan. The plan proposes to raise existing structures of two properties at 475 and 479 West Fourth Street and replace them with a 7,000 square foot Advance Auto Parts Store. There was a discussion on the location of the sidewalk along 4<sup>th</sup> street. After review, a motion was made by Ms. Kalupson to recommend the sidewalk continue to the north to the intersection of Oak Bottom Road. The motion was seconded by Ms. Minnick and carried unanimously. A motion was made by Ms. Kalupson to recommend approval of two waiver requests; a waiver of Section 603.C.4, Curbing Along a State Highway based on the justification that PennDot has not required the installation of curbing along 4<sup>th</sup> Street and a Stormwater Management Ordinance waiver request, of Section 3.02, Volume Controls subject to the Solanco Engineering Associates review letter dated March 5, 2017 and any subsequent review letters. The motion was seconded by Ms. Minnick and carried unanimously.

Mark Deimler, township engineer, discussed the Providence Building Supply plan. The plan proposes using the existing building located at 796 Lancaster Pike as a supply store and building three large buildings for assembly and storage within a five year period. The applicant has submitted an application for the April 11, 2017 Zoning Hearing Board for multiple variances for use and signage. After review, a motion was made by Ms. Kalupson to table action until the applicant addresses the outstanding review comments as stated in the Solanco Engineering Associates review letter dated February 6, 2017. The motion was seconded by Ms. Minnick and carried unanimously.

Brian Masterson was present from Register Associates to discuss the Hitchens Fence request for a waiver of land development plan requirements. The plan proposes to place a storage unit on the property. The placement of the unit (which already exists) has no impact to the surrounding properties nor does it impact the permitted use of the tract. After review, a motion was made by Ms. Kalupson to recommend approval of the waiver of Article III, Plan Processing, subject to the Solanco Engineering Associates review letter dated February 25, 2017 and any subsequent review letters. The motion was seconded by Ms. Minnick and carried unanimously.

The Zoning Hearing Board hearing for March was briefly explained. The March 14, 2017 Zoning Hearing Board was postponed to March 27, 2017 due to inclement weather. The Zoning Hearing Board for March has two submittals, Dave Alexander for a special exception to replace and expand a non-conforming accessory structure at 290 Sawmill Road and Glenn Robinson for a special exception to replace and expand a non-conforming structure by moving the existing dwelling at 479 West Fourth Street to 128 Oak Bottom Road.

There being no further business to discuss, a motion was made by Ms. Minnick and seconded by Ms. Kalupson to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 7:28pm.

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**Anthony Nardella, Vice Chairman**

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**Pamela Minnick, Member**

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**Kara Kalupson, Secretary**

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