

PROVIDENCE TOWNSHIP PLANNING COMMISSION

June 18, 2018

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on June 18, 2018. Members present were Andrew Odell, Chairman, Anthony Nardella, Vice Chairman, Kara Kalupson and Kenneth Wiker. Mark Deimler, Township Engineer, was present. There were seven (7) observers present. Chairman Andrew Odell called the meeting to order at 7:00 p.m. Mrs. Kalupson made a motion, seconded by Mr. Nardella to approve the minutes of the May 21, 2018 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Jason Brenneman, James R. Holley & Associates, Inc., was present to discuss the Creekside Preliminary Subdivision Plan, PT-175PP-12. The applicant has addressed the technical comments related to the plan review. The major outstanding item is the off-site sanitary sewer easements. C. William Shaffer expressed concerns regarding the Creekside Preliminary Plan. After review, Mrs. Kalupson made a motion to recommend approval of the waiver of Section 602.B/C to permit a vertical alignment of less than 1% on Greenbriar Alley. Mr. Wiker seconded the motion. The motion passed. Mr. Nardella made a motion to table all action until the easements are obtained since a major plan revision could be necessary. Mrs. Kalupson seconded the motion and the motion carried unanimously.

Thomas Matteson, Diehm & Sons, Inc., was present to discuss the LMSE Management Group Land Development Plan, PT-258FP-18. The plan is an expansion of Martin's Appliance at 2318 Beaver Valley Pike. After review, Mr. Nardella made a motion seconded by Mr. Wiker to recommend approval of a waiver of Section 305, Preliminary Plan Requirements. The motion carried unanimously. Mrs. Kalupson made a motion to recommend approval of a waiver of Section 403.E.3.b/406 to not require a Traffic Impact Study on the condition that the applicant provide ITE Trip Generation Rates for the proposed expansion. Mr. Nardella seconded the motion and the motion was carried unanimously. Mrs. Kalupson made a motion, seconded by Mr. Wiker to recommend approval of the waiver of Section 603.C.3 to permit a straight curb reveal of six (6) inches. The motion carried unanimously. Mr. Nardella made a motion to recommend approval of the waiver of Section 603.C.4 to not require Curbing Along a State Highway. Mrs. Kalupson seconded the motion and the motion carried unanimously. Mr. Wiker made a motion to recommend conditional approval of the final land development plan for LMSE Management Group subject to the review comments contained within the May 9, 2018 Solanco Engineering Associates review letter and any subsequent review letters. Mr. Nardella seconded the motion and the motion carried unanimously.

John Coldiron was present to discuss the Robert Weaver Waiver of Land Development, PT-260FP-18, 44 Truce Road. The applicant has been operating a masonry business on the site from an agricultural building. After review, Mr. Nardella made a motion, seconded by Mrs. Kalupson to recommend conditional approval of the waiver of Article III, Plan Processing for Robert Weaver subject to the following conditions:

1. The applicant shall comply with any conditions of the zoning hearing board decision and the testimony presented at said hearing.
2. The applicant shall provide a letter from the Sewage Enforcement Officer, if restrooms are required by the International Building Code, authorizing the installation of the same.
3. The applicant shall provide the required paved parking, including accessible parking, in accordance with the Providence Township Zoning Ordinance. The plan shall specify elevation information to determine compliance with the ADA accessibility provisions. The accessible parking space shall be

dimensioned and the location of the required signage shall be noted.

4. The applicant shall obtain a building permit and certificate of use for the current use of the existing structure.
5. The plan shall be subject to comments of the Providence Township Zoning Officer/Building Code Official.

The motion carried unanimously.

John Coldiron was present to discuss the Paul Zook Waiver of Land Development, PT-259FP-18, 250 Buck Heights Road. Mr. Zook intends to construct a single family dwelling on a parcel that currently contains a business. After review, Mrs. Kalupson made a motion to recommend conditional approval of the waiver of Article III, Plan Processing, for Paul Zook subject to the following conditions:

1. The applicant shall comply with any conditions of the zoning hearing board and the testimony presented at said hearing.
2. The applicant shall provide a copy of the referenced sewage permit for the new dwelling.
3. The applicant shall obtain a stormwater management permit for construction of the dwelling and any associated impervious parking area or driveway area.
4. The plan shall be subject to comments of the Providence Township Zoning Officer/Building Code Official.

Mr. Wiker seconded the motion and the motion was carried unanimously.

John Pogue, Landvision LLC, was present to discuss the Frederick Steudler Rezoning Petition, 321 Lancaster Pike. The petition is requesting rezoning from the R-2 district to the R-4 district. After review, Mr. Nardella made a motion to recommend approval of the rezoning petition. Mrs. Kalupson seconded the motion and the motion carried unanimously.

The June Zoning Hearing Board decisions were discussed as well as the July meeting dates.

There being no further business to discuss, a motion was made by Mr. Nardella and seconded by Mr. Wiker to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 8:21 p.m.

Andrew Odell, Chairman

Anthony Nardella, Vice Chairman

Kara Kalupson, Secretary

Kenneth Wiker, Member