

ZONING HEARING BOARD: DECEMBER 8, 2015
BEILER'S SAWMILL LLC

The Providence Township Zoning Hearing Board meeting was held on Tuesday evening, December 8, 2015, in the Township Municipal office. Members present were Ralph DuBree, James Hess, and Bradford Duvall. Connie Peiffer, Secretary and Zoning Officer, Melissa Anderson, court reporter, and three (3) observers were also present. The meeting was brought to order by the Chairman, Mr. DuBree at 7:00 p.m. Mr. DuBree announced the hearing tonight is for Beiler's Sawmill LLC. The requests are a special exception request to construct an addition to the existing sawmill business structure and a variance to allow that addition to be closer than the required 200 feet from the property line. The property is located at 921 Lancaster Pike and is owned by Joseph and Rebecca King. The property is zoned Industrial.

Mrs. Peiffer was sworn in. She stated the hearing had been properly advertised in the Lancaster Newspapers on November 23rd and November 30, 2015. Proof of publication was presented. The property had been properly posted. Elam Beiler had completed an Entry of Appearance form. Mrs. Peiffer explained that in the Industrial zone a sawmill is considered a special exception use and for Mr. Beiler to add more structures for the sawmill would require the approval of a special exception. Section 462 of the 2014 Zoning Ordinance sets forth further criteria for a sawmill. The sawmill business is currently operating at this location. Section 462.1 states that the sawmill structure must be at least 200 feet from the property line. Mr. Beiler is requesting a variance to allow the addition to be 94 feet from the property line.

Mr. Elam Beiler affirmed to tell the truth. Mr. Beiler explained a drawing of the proposed addition to the sawmill structure. He said the addition would be used for a shop area, lunch room and lumber storage. They would still have outdoor storage. Mr. Beiler stated he is negotiating to buy the property from Mr. and Mrs. King in the near future. Mrs. Peiffer stated there are no violations on the property to her knowledge.

There being no further questions or comments, Mr. Hess made a motion to grant the special exception request to construct an addition to the existing sawmill business structure and a variance request to allow that addition to be as close as, but no closer than 94 feet to the north side property line, with the following conditions of approval: a. The applicant shall at all times comply with and adhere to the evidence presented to the Board including, but not limited to, the plans, materials and testimony submitted at the hearing, b. The applicant must obtain all other permits, licenses, and approvals pursuant to any and all applicable federal, state and local laws, rules and regulations and c. Any violation of the conditions contained in this decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Zoning Ordinance and the Municipalities Planning Code. Mr. Duvall seconded the motion and it was carried unanimously. The hearing was adjourned at 7:10 pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Ralph DuBree, Chairman

Bradford Duvall, Vice Chairman

James Hess, Member

Constance Peiffer, Secretary