

**ZONING HEARING BOARD: October 19, 2017**  
**DIG Family Business, LLC**  
**USE VARIANCE**

The Providence Township Zoning Hearing Board meeting was held on Thursday evening, October 19, 2017, at 7:00 p.m., in the township municipal office. Members present were James Hess, Chairman, Bradford Duvall and Albert Warfel. Connie Peiffer, Secretary/Zoning Officer, Melissa Anderson, court reporter, and eight (8) observers were also present.

Mr. Hess brought the meeting to order at 7:00 pm and announced there were two hearings tonight. The first order of business, a use variance request for DIG Family Business, LLC to allow a warehouse and office space at 332 Snyder Hollow Rd. The property is owned by Silvano J. and Christine Giannini and is zoned rural residential R-1. Mrs. Peiffer was sworn in by the court reporter. Mrs. Peiffer stated the hearing had been legally advertised in the Lancaster Newspapers on October 5, 2017 and October 11, 2017 with proof of publication on display. The property had been properly posted. Entry of Appearance form was presented for DIG Family Business, LLC.

Mr. Hess asked if anyone in attendance requested to be granted party status. Dave Snyder, 121 Clearfield Road, requested party status. Mr. Snyder is an adjoining property owner. Mr. Hess made a motion, seconded by Mr. Duvall to grant Mr. Snyder party status. The motion carried unanimously.

Mrs. Peiffer provided zoning background information on the use variance request.

Dustin Knarr, 312 Edgemont Drive, Willow Street, PA, 17584, from DIG Family Business, LLC was sworn in by the court reporter. Mr. Knarr stated the business is Calloway House and it currently employs 2-3 people with potential of four (4) employees. The warehouse will be operating between the hours of 9 a.m. and 5 p.m., Monday through Friday with occasionally Saturdays as needed for prime season, June through September. The warehouse would store educational products that are processed and sent out either UPS, FED-EX or USPS. There will be 2-3 deliveries. Approximately once a month there will be a tractor trailer delivery and twice a month a box truck delivery of products.

Silvano Giannini, 336 Snyder Hollow Road, was sworn in by the court reporter. Mr. Giannini stated there will be no retail business and no manufacturing will be done on site. The tractor trailer will need to make the delivery from Snyder Hollow Road, similar to how the prior business received deliveries.

There was a public question from Barb Groff, 322 Snyder Hollow Road, regarding hours of operation and indoors.

J. Pepper Goslin, 47 Snyder Hollow Road, was sworn in by the court reporter, to make a public statement. Mr. Goslin commented in favor of granting the use variance request.

Mr. Duvall made a motion to grant the use variance to allow a warehouse and office space at 332 Snyder Hollow Road, with the following conditions:

- a. The warehouse and office space will operate between the hours of 9 a.m. and 5 p.m.
- b. 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.
- c. The applicant must obtain all other permits, licenses, and approvals pursuant to any and all applicable federal, state and local laws, rules and regulations.
- d. 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.
- e. This Decision shall bind the applicant, his heirs, successors, grantees and assigns.

Mr. Warfel seconded the motion and it was carried unanimously. The hearing was adjourned at 7:20p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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James Hess, Chairman

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Constance Peiffer, Secretary

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Bradford Duvall, Vice Chairman

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Albert Warfel, Member

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**ZONING HEARING BOARD: October 19, 2017**

**David Greek  
Variance Request**

At 7:22 p.m. Mr. Hess introduced the second order of business, a variance request for David Greek for screening requirements at 848 Lancaster Pike. The property is owned by David Greek and is zoned Industrial.

Mrs. Peiffer confirmed the hearing had been legally advertised in the Lancaster Newspapers on October 5, 2017 and October 11, 2017 with proof of publication on display. The property had been properly posted. Entry of Appearance form was presented for David Greek. Mrs. Peiffer explained the variance request.

David Greek, 848 Lancaster Pike, was sworn in by the court reporter. Mr. Greek applied for the variance request because planting 63 evergreen trees would block the view from the road which could lead to criminal activity on his property. Mr. Greek presented photographs of the view from the road of the new parking lot and of a state trooper that sits in the Buck Motorsports property. The screening requirements would block the state trooper's view of the property as well. The proposed plan from Mr. Greek in regards to reducing the number of trees would not affect the stormwater facilities.

There were no public questions or statements.

Mr. Hess made a motion to grant the variance request of screening requirements based on the proposed plan reducing the number of evergreen trees from 63 to four (4), with the following conditions:

- 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.
- 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.
- d. This Decision shall bind the applicant, his heirs, successors, grantees and assigns.

Mr. Warfel seconded the motion and it was carried unanimously. The hearing was adjourned at 7:32 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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James Hess, Chairman

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Constance Peiffer, Secretary

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Bradford Duvall, Vice Chairman

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Albert Warfel, Member