

PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

John E. Schroeder • C. William Shaffer • J. Pepper Goslin

Monday through Thursday, closed Friday | Hours: 6:30 a.m. – 4:30 p.m. | Meeting: First Monday, 7:00 p.m.



ZONING WORKSHOP July 23, 2018

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, July 23, 2018 at 7:00 p.m. Present were Chairman John Schroeder, Vice Chairman C. William Shaffer, Member J. Pepper Goslin, Solicitor Melvin Newcomer, Engineer Mark Deimler, Manager Vicki Eldridge, Zoning Officer Heidi Martinez and six (6) observers.

The meeting was called to order by Chairman Schroeder at 7:00 P.M followed by the Pledge of Allegiance and a moment of silence.

OLD BUSINESS

- Mr. Shaffer discussed the mile markers for the Enola Low Grade Trail. There are questions as to which way the mile markers should be placed. Manor Township started at the westernmost point of the trail with Mile No.1. Historically the mile markers start with No. 1 in the easternmost part of the trail. The township manager was directed to call each municipality to garner an opinion on this issue.

ZONING BUSINESS

Heidi Martinez, Zoning Officer began the discussion of the zoning ordinance update. The items discussed were as follows:

- Uses defined not in any district. A Residential Facility for the care of the Aged or Infirm. Following discussion the supervisors agreed to combine this definition with the definition of Nursing, Rest or Retirement Homes in Section 112.
- Following discussions on dwellings, it was decided to add "Extended Family Housing" to Section 112. Extended family housing is defined as a use in which an existing single-family detached dwelling served by a single driveway is enlarged or converted into two (2) dwelling units for occupancy by the landowner and his or her family. This use will be permitted as an accessory use in the agricultural and R-1 zoning districts. The "Single-Family Semi Detached Dwelling" will be permitted by right in the R-3 and R-4 zoning districts.
- Following discussion regarding driveways and access drives, it was decided to clarify the definition of "Access Drive" in Section 112 to read, "A private drive providing vehicular access to an off-street parking and/or loading area for any use other than one (1) or two (2) single-family dwelling unit(s), farm, or as permitted in Section 300." Mr. Newcomer will craft a definition for "Farm Lane" which will be added to Section 112.

- Following discussion regarding the AG/Zone/R-1 Zone, Farm House Expansion listed as an accessory use subject to definition in Section 112 and special exception use subject to Section 429, the supervisors decided to remove the special exception use and reserve Section 429 for future use.
- Following discussion regarding the Manufactured Home Park Zone (R-4) (Section 204), the supervisors agreed to change the name of this zoning district to High Density Residential (HDR) which more appropriately defines the uses in the R-4 zoning district.
- Following discussion regarding the Keeping of Carriage and Buggy Horses (Section 442) it was decided that 442.3 (Minimum Lot Area) and 442.2 (One Horse/Acre) are satisfactory. In regards to the written documentation of disposal of animal waste (442.6), it was determined that the language in regulation 442.6 will be replaced with the language in 451.6.
- Following discussion regarding the setbacks for customary accessory structures, the tables in Section 200.7 (Agricultural Zone), 201.6 (R-1 Zone), 202.6 (R-2 Zone), 203.6 (R-3 Zone) and 204.6 (R-4 Zone) need to show the different setbacks based on the size(s) of the structure.
- Following an additional discussion about farm access driveways, Mr. Newcomer stated he will craft a definition that states the lane is unimproved, used solely for farm animals and farm equipment, with no vehicular traffic.
- Mr. Shaffer began a discussion of zoning “tiny houses” and various other modern uses within the zoning ordinance.

ADJOURNMENT

- With no further business, Mr. Goslin made a motion, seconded by Mr. Shaffer, to adjourn the meeting at 8:58 p.m. The motion was carried unanimously.

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ATTEST: _____
Vicki L. Eldridge, Secretary

John E. Schroeder, Chairman

C. William Shaffer, Vice Chairman

J. Pepper Goslin, Member