

PROVIDENCE TOWNSHIP PLANNING COMMISSION

August 20, 2018

The meeting of the Providence Township Planning Commission was held in the Township Municipal office, 200 Mount Airy Road, on August 20, 2018. Members present were Andrew Odell, Chairman, Anthony Nardella, Vice Chairman, Kara Kalupson, Kenneth Wiker and Brent Musser, alternate member. Township Zoning Officer, Heidi Martinez was present. There were two (2) observers present. Chairman Andrew Odell called the meeting to order at 7:00 p.m. Mr. Nardella made a motion, seconded by Mr. Wiker to approve the minutes of the July 16, 2018 meeting. The motion was carried unanimously. The minutes were signed by all appropriate members present.

Old Business: Creekside Preliminary Subdivision Plan was discussed with members not present at the last meeting. There was no action required or taken on the plan.

Mr. Odell introduced the next order of business, LMSE Management Group DEP Planning Module Component 4A. Mr. Odell reviewed the plan with the Planning Commission members. Mrs. Kalupson made a motion to authorize Township Staff to complete the Component 4A for LMSE Management Group. Mr. Odell seconded the motion and the motion carried unanimously.

Information supplied by the Zoning Officer and Alex Rohrbaugh, Lancaster County Planning Commission, regarding Zoning Hearing Board data from 2015 through 2018 and agriculture parcels in the township was discussed. After review of possible amendments to the Zoning Ordinance, a few suggestions were made by the Planning Commission members as follows:

- a. Section 200.5.2 split the chart with lots requiring the current lot area indicated and uses revising the chart as below:

At Least	Less Than	#Uses
25	50	1
50	100	2
100	150	3

Adding-FOR THE PURPOSES OF THIS SECTION, ANY PARCEL, REGARDLESS OF LOT SIZE, EXISTING ON EFFECTIVE DATE OF THIS ORDINANCE SHALL BE PERMITTED THE RIGHT TO ERECT A SINGLE FAMILY DWELLING ON SUCH PARCEL

- b. Section 200.5.4 "A SUBDIVISION THAT MERELY TRANSFERS LAND FROM ONE PROPERTY TO ANOTHER PROPERTY SHALL NOT BE COUNTED AGAINST THE PERMITTED NUMBER OF LOTS TO BE SUBDIVIDED IN SECTION 200.5.2, remove sentence however, such transfer shall not cause either farm to contain less than ten (10) acres.
- c. Section 200.7 revise agricultural and horticultural uses minimum required lot area. Discussion on this subject on minimum required lot area. Mark Deimler, Township Engineer recommended forty (40) acres. It was discussed to be as low as ten (10) acres consistent with other zoning districts.
- d. Section 320-Screening and Landscaping- suggested looking at moving from Zoning Ordinance to Subdivision and Land Development Ordinance (SALDO).

There being no further business to discuss, a motion was made by Mr. Nardella and seconded by Mr. Musser to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 8:10 p.m.

Andrew Odell, Chairman

Anthony Nardella, Vice Chairman

Kara Kalupson, Secretary

Kenneth Wiker, Member

Brent Musser, Alternate Member

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