

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 August 27, 2018

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, August 27, 2018 at 7:00 p.m. Present were Chairman John Schroeder, Member J. Pepper Goslin, Solicitor Melvin Newcomer, Engineer Mark Deimler, Manager Vicki Eldridge, Zoning Officer Heidi Martinez and seven (7) observers. Vice Chairman C. William Shaffer is on vacation; therefore he was not in attendance.

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.

NEW BUSINESS

- At this time a discussion was held to discuss the Hollow Road Bridge that was partially washed away during one of the rain events last week. The bridge engineer from Hanover Engineering was onsite today to inspect the damage. The engineer has determined that at this time the bridge is not safe for vehicular traffic and recommends the road remain closed until the bridge is replaced. The township manager was directed to get a firm proposal for the engineering/design services associated with bridge replacement. The supervisors asked the manager to check on the feasibility of obtaining an emergency permit to replace the bridge and also would like to see what options there are for a new structure.

ZONING BUSINESS

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

- Section 200.5.2. In the current ordinance this section reads as follows: *"The following table shall be used to determine the permissible number of lots which may be subdivided, or the number of new principal uses that may be established, respectively, within this Zone. The "Lot Area" calculation within the following table shall be based upon all contiguous land within the Agricultural Zone held in single and separate ownership, which was held by the landowner or his/her predecessor(s) in title on the original date of enactment of these specific regulations. If such land was not classified within the Agricultural District in the prior Providence Township Zoning Ordinance (September 12, 1983), the "Lot Area" calculation shall be based upon the contiguous land held in single and separate ownership on the date such land was first rezoned to the Agricultural District."*

Table as shown in current ordinance:

Lot Area (Acres)		Total Number of New Permitted Lots and/or Principal Uses
At Least	Less Than	
52	100	1
100	150	2
150	200	3
200 or more		4

The Providence Township Planning Commission suggested that the above chart be separated in such a way that subdivision rights and uses would be independent of each other as follows:

Lot Area (Acres)		Total Number of New Permitted Lots
At Least	Less Than	
52	100	1
100	150	2
150	200	3
200 or more		4

Lot Area (Acres)		Total Number of New Principal Uses
At Least	Less Than	
25	50	1
50	100	2
100	150	3

The Providence Township Planning Commission suggested the following for the purposes of this section: Any parcel, regardless of lot size, existing on the effective date of this ordinance shall be permitted the right to erect a single family dwelling on such parcel.

The discussions revolved around whether the township wants to allow more uses on parcels and/or allow subdivision of smaller lots. By allowing more uses and fewer subdivisions we would preserve some of the larger parcels that are currently zoned agricultural. There was some discussions regarding the produce farming trend and the idea that a ten acre lot is sufficient for a family to make a living growing produce.

At this time, the Chairman tabled this topic until the next workshop when all of the supervisors are in attendance to continue discussions.

- Section 200.5.4. In the current ordinance this section reads as follows: *“A subdivision that merely transfers land from one farm to another farm shall not be counted against the permitted number of lots to be subdivided in Section 200.5.2; however, such transfer shall not cause either farm to contain less than ten (10) acres.”* The Providence Township Planning Commission recommended that the following words be removed: *however, such transfer shall not cause either farm to contain less than ten (10) acres.* Following a brief discussion, the supervisors agreed with removing this language.
- Section 200.7. In the current ordinance this section reads as follows: *Area and Design Requirements. All uses within the Agricultural Zone shall comply with those standards listed in the following table, unless authorized as a flag lot according to Section 431:*

AREA AND DESIGN REQUIREMENTS									
Use	Minimum Required Lot Area	Maximum Permitted Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks			Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
			At Building Setback	At Lot Frontage	Front	Side	Rear		
Agriculture & Horticulture Uses ^{1,3,5}	50 acres	N/A	200 ft.	N/A	50 ft. ¹	50 ft.	50 ft.	10%	150 ft., provided structure is set back a distance at least equal to its height from each property line.
Single-Family Detached Dwellings & Other Principal Uses ^{2,3,4}	1 acre	2 acres	150 ft.	120 ft.	50 ft.	25 ft.	50 ft.	20%	35 ft.
Accessory Structures	Included in above	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided.	15 ft.	15 ft.	Included in above	20 ft.
Forestry ³	5 acres	N/A	150 ft.	120 ft.	50 ft.	50 ft.	50 ft.	20%	35 ft.
Uses of Township Agencies & Authorities ^{3,5}	None	None	None	None	None	None	None	100%	Unlimited

The Providence Township Planning Commission suggested that in the above table under “Agriculture & Horticulture Uses” that the minimum required lot area be reduced to 40 acres as recommended by the township engineer or as low as ten acres to be consistent with other zoning districts. Following a discussion it was decided that the minimum required lot area should be reduced to ten acres to be consistent with other zoning districts. The supervisors agreed to revisit Section 421 – Concentrated Animal Feeding Operations (CAFOs) and Concentrated Animal Operations (CAOs) in order to establish a minimum lot size for such operations.

- Section 205.4.3. In the current ordinance this section reads as follows: “***Automobile, boat, farm machinery, and trailer sales, including service or repair facilities as an accessory use and if conducted within a completely-enclosed building.***”

In the commercial district, this section is a use permitted by special exception with no conditions and/or requirements. Following discussions, the supervisors agreed to change this section to be a use permitted by right. It was also agreed to add language to this section to include the sale and rental of construction equipment. Mr. Newcomer suggested that we add conditions and/or requirements to this section. For example, automobile sales lots are quite different in appearance compared to a construction equipment sales lot. The supervisors agreed to revisit this section and add conditions and requirements. The zoning officer will gather some examples from other zoning ordinances for us to review.

Section 440.1. In the current ordinance this section reads as follows: *The following uses are not to be permitted as a home occupation:*

- *Animal hospitals*
- *Clinics*
- *Commercial stables*
- *Eating & drinking establishments*
- *Funeral homes*
- *Hospitals*
- *Kennels*
- *Machine shops*
- *Medical offices*
- *Offices of medical practitioners*
- *Repair, servicing, storage, or rental of motor vehicles*
- *Storage or mail order activities in which goods are distributed from the dwelling or property*
- *Tourist homes*
- *Welding shops*
- *Wholesale sales*

Following a brief discussion, it was agreed to remove “*Storage or mail order activities in which goods are distributed from the dwelling or property*” from this section.

- Section 301.3. Mr. Newcomer explained that we will need to coordinate various sections of the ordinance as changes are made. This is one such section.
- Mr. Newcomer explained that any type of fireworks ordinance would be a freestanding ordinance and would not be included in the zoning ordinance. No other discussions regarding fireworks occurred.

ADJOURNMENT

- With no further business, Mr. Goslin made a motion, seconded by Mr. Schroeder, to adjourn the meeting at 9:10 p.m. The motion was carried unanimously.

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ATTEST: _____
Vicki L. Eldridge, Secretary

John E. Schroeder, Chairman

J. Pepper Goslin, Member