

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 **October 22, 2018**

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, October 22, 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 three (3) 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.

NEW BUSINESS

- Following a brief discussion, Mr. Shaffer made a motion, seconded by Mr. Goslin to adopt Resolution No. 18-09 authorizing the execution of a letter of amendment with the Pennsylvania Department of Transportation for acceptance of transportation alternative program funds. The motion was carried unanimously.

ZONING BUSINESS

- Following discussions regarding scheduling future zoning workshops, the supervisors decided to resume these workshops in February. Future dates will be established at the November Board of Supervisors Meeting.
- Heidi Martinez, Zoning Officer began the review of the previously discussed proposed changes to the zoning ordinance. The following items were presented:
 - a. Uses not defined in any district: A Residential Facility for the care of the Aged or Infirm. Combine this definition with the definition of Nursing, Rest or Retirement Homes in Section 112. The supervisors agreed to this change.
 - b. Access Drive and Farm Lane: Clarify definition 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.b. The supervisors agreed to this change.
 - c. Definition to be added for Farm Lane in Section 112. Definition will state the lane is unimproved, used solely for farm animals and farm equipment. Remove the remainder of the sentence stating "with no vehicular traffic". The supervisors agreed to this change.

- d. Farm House Expansion: Remove as special exception use in the AG and R-1 Districts and reserve Section 429 for future use. The supervisors agreed to this change.
- e. Manufactured Home Park Zone (R-4): Change name to High Density Residential (HDR). The supervisors agreed to this change.
- f. Keeping of Carriage and Buggy Horses: Language in section 442.6 will be replaced with the language in 451.6. The supervisors agreed to this change.
- g. Customary accessory structures. Tables in sections 200.7, 201.6, 202.6, 203.6, 204.6 need to show the different setbacks based on the size(s) of the structure. The supervisors agreed to these changes.
- h. Section 200.5.4. Remove the following language: however, such transfer shall not cause either farm to contain less than ten (10) acres. Mr. Newcomer raised several questions about this change. Following discussions, the supervisors suggested that both the township engineer and township solicitor develop language that will not create ambiguity in the ordinance. The main premise of thought from the supervisors is that a lot add-on should not penalize a property owner's subdivision rights.
- i. Section 200.7. Agriculture and Horticulture uses minimum lot area required reduce to ten (10) acres. The supervisors agreed to this change.
- j. Section 440.1. The following uses are not to be permitted as a home occupation. Remove "Storage or mail order activities in which goods are distributed from this section. The supervisors agreed to this change.
- k. Section 421. Add a fifty (50) acre minimum lot area requirement. The supervisors agreed to this change.
- l. Numerical Errors. Section 102.1 contained in Article 7 should be Article 5. Section 705-Page 7-3, last sentence wrong sections referenced, should be 321.7 Floodplain. 322 Signs and remove words cutting of any tree. Section 201.3.8 references Section 446 should be Section 442. The supervisors agreed with these changes.

At this time, Mr. Shaffer asked Alex Rohrbaugh of the Lancaster County Planning Commission if he was in agreement with these changes and if he felt he could defend these ordinance changes at the county level.

Mr. Schroeder had questions regarding Section 205.4.3 the Automobile, boat, farm machinery and trailer sales in the commercial district. Following a brief discussion, the supervisors decided to revisit this subject at the next zoning workshop.

Mr. Shaffer asked that a discussion involving "Short Term Rentals" and "Communication Towers" be placed on the February zoning workshop agenda.

Dave Gerhart had questions about the reduction of special exception uses in the agricultural district. The supervisors agreed to review this at the February zoning workshop agenda.

Mr. Goslin had questions regarding the Operation and Maintenance Agreement that is part of the Stormwater Management Ordinance. Following discussion, Mr. Newcomer was asked to come up with some possible changes to the agreement and present the changes to the supervisors at the December board of supervisors meeting.

ADJOURNMENT

- With no further business, Mr. Schroeder made a motion, seconded by Mr. Shaffer, to adjourn the meeting at 8:48 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