

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 September 24, 2018

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, September 24, 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 ten (10) 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

- At this time, Mr. Schroeder discussed the possibility of installing a concrete culvert/pipe to replace the bridge on Hollow Road instead of an aluminum culvert. Following discussion, it was decided that initially we will appoint an engineer for this project. Once the engineer is appointed, we will ask for other bridge options.

ZONING BUSINESS

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

- Section 200.5.2. The tables in this Section were reviewed again.

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 items discussed were as follows:

- Satisfied with the number of permitted lots allowed per the existing table.
- Review permitted and accessory uses in the AG district.
- Review uses allowed by special exception in the AG district. If warranted, change some of these uses to be allowed by right.
- Consider a “layering” concept that will allow additional principal uses on larger tracts of land.

- Evaluate farm support businesses. The supervisors wish to review the listing of businesses that are considered to be farm support businesses to see if any could be permitted by right in the ag district.
- A possible qualifier (footnote) that the parent tract remains at fifty acres may need to added.

The supervisors plan to continue these discussions at the next zoning workshop.

- Section 421: Concentrated Animal Feeding Operations (CAFOs) and Concentrated Animal Operations (CAOs). The supervisors reviewed this section and agreed to add a 50 acre minimum lot area since lowering the “Agriculture and Horticulture Uses” minimum lot area to 10 acres in the AG district.

At this time, the board listened to public comments regarding stormwater issues along Mt. Hope School Road.

- Bill Ressler expressed concerns about storm water erosion on his property due to runoff from the Eagle Wing Development.
- Ken Binkley expressed concerns about stormwater affecting his property due to runoff from uphill properties on Mt. Hope School Road.
- Merv Conrad had comments regarding stormwater issues on Mt. Hope School Road.

The supervisors asked the township engineer to visit the Mt. Hope School Road site and view the erosion on the south side of the highway.

- Section 205.4.3
Automobile, boat, farm machinery, and trailer sales add rental and review possible specific criteria for use. This use is currently a special exception in the commercial district. Discussions revolved around whether we wish to change this use to be permitted by right in the commercial district. The supervisors agreed to change this section to be permitted by right and add the criteria shown in Section 410 as it relates to repairs.

Section 436
Following discussion, the supervisors agreed to review the definitions and the zoning districts where this use is permitted.

ADJOURNMENT

- With no further business, Mr. Shafer made a motion, seconded by Mr. Goslin, to adjourn the meeting at 9:05 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