

**ZONING HEARING BOARD: June 11, 2019**  
**Frederick W Steudler Jr.**  
**Special Exception and Variance Request**

The Providence Township Zoning Hearing Board was held on Tuesday, June 11, at 7:00 p.m., in the township municipal office. Members present were Bradford Duvall, Chairman, Albert Warfel, Vice Chairman, and Omar Smoker. Thomas Goodman, Zoning Hearing Board Counsel, Heidi Martinez, Secretary/Zoning Officer, Melissa Anderson, court reporter and twenty-one (21) observers were also present.

Mr. Duvall brought the meeting to order at 7:00 p.m. He introduced the board members and stated there were two hearings this evening. The first hearing this evening is a continuance from the May 14, 2019 hearing, a request by Frederick W Steudler Jr. for a special exception to allow an expansion of the manufactured home park and a variance to allow more than two (2) access drives per lot frontage. The properties are owned by Frederick W Steudler Jr. and are zoned Manufactured Home Park (R-4). The properties are located on the east side of Lancaster Pike, 1600' north of Mt. Airy Road. Mr. Duvall turned the hearing over to Mr. Goodman.

Heidi Martinez was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mrs. Martinez confirmed that the hearing had been legally advertised in the Lancaster Newspapers on April 29, 2019 and May 6, 2019 for the May 14, 2019, with proof of publication being displayed and again for the continuance hearing on May 27, 2019 and June 3, 2019. The proof of publication was marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Martinez confirmed that the property was properly posted.

John Pogue, Landvision LLC, John Osborne, Larry Miller and Frederick W Steudler Jr. were sworn in by the court reporter. Mr. Pogue questioned Mr. Steudler on the request for a special exception to allow an expansion of the manufactured home park. Mr. Steudler explained the expansion will consist of an additional 14 homes and the constraints of the property. The entrance will serve only the new manufacture homes. Mr. Pogue presented Google photos of the property and the photos were marked as App. Ex. #1. Mr. Pogue explained the requirements under Manufactured Home Park and the request for the variance for the additional access drive. The plan presented by Mr. Pogue was marked as App. Ex. #2. The Zoning Hearing Board application was marked as App. Ex. #3 and the narrative that accompanied the Zoning Hearing Board application was marked as App. Ex. #4.

Mr. Duvall asked about the common parking, accessory structures and plans to subdivide the property. Mr. Goodman asked about state inspections. Mr. Duvall asked about the water supply.

There were a few public questions. John Schroeder, 17 Solar Drive, asked about the existing driveway. Ed Long, 119 Locust Lane, asked about plans for improvements to the existing park. Richard Sauder, 315 Lancaster Pike North, asked about the water runoff and the existing driveway to the dwelling.

There were two public statements. Ed Long, 119 Locust Lane, was sworn in by the court reporter. Mr. Long stated he is okay with the expansion; however he would like to see improvements to the existing park areas. Richard Sauder, 315 Lancaster Pike North, was sworn in by the court reporter. Mr. Sauder stated there should be a turning lane for each driveway on that stretch of Lancaster Pike.

Mr. Duvall made a motion, seconded by Mr. Warfel to close testimony. The motion carried unanimously. Mr. Warfel made a motion to continue the hearing to render a decision at the July 9, 2019 hearing. The motion carried unanimously. The hearing was adjourned at 7:48 p.m.

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PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Heidi Martinez, Secretary

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Bradford Duvall, Chairman

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Albert Warfel, Vice Chairman

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Omar Smoker, Member

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## ZONING HEARING BOARD: June 11, 2019

### Oscar Miller Variance Request

At 7:50 p.m. Mr. Duvall introduced the second hearing, a request by Oscar Miller for a variance to allow an auto body repair shop at 288 Hollow Road. The property is owned by 288 Hollow Road LLC and is zoned Agricultural. Mr. Duvall turned the hearing over to Mr. Goodman. Mrs. Martinez confirmed that the hearing had been legally advertised in the Lancaster Newspapers on May 27, 2019 and June 3, 2019, with proof of publication being displayed. The proof of public was marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Martinez confirmed that the property was properly posted.

Oscar Miller was sworn in by the court reporter. Mr. Goodman questioned Mr. Miller in regards to the details of the property. Mr. Goodman presented a GIS map of 288 Hollow Road and it was marked as ZHB Ex. #3. The prior Zoning Hearing Board decision for Quarry Ridge Properties LLC was marked as ZHB Ex. #4. Upon questioning from Mr. Goodman, Mr. Miller stated he is currently leasing the building for storage. Mr. Miller is seeking to have an auto repair facility named OEM General Repairs in the garage. Mr. Miller would be the only employee and he would not offer inspections. The hours of operation would be Monday through Friday from 8 a.m. to 6 p.m. and Saturday by appointment. Mr. Miller stated there will be no outdoor storage or junk vehicles on the property. The plot plan that accompanied the Zoning Hearing Board application was presented and marked as App. Ex. #1. The Zoning Hearing Board application was marked as App. Ex. #2.

Mr. Duvall asked about the septic and well systems and if Mr. Miller was living in the building. Mr. Duvall also asked if Mr. Miller spoke to the neighbors and the traffic flow for the use. Mr. Smoker asked about parking outside.

There were a few public questions. Ronda Ressler, 292 Hollow Road, asked about the activity at the property currently and the trailer that is sitting outside. John Macgregor, 280 Hollow Road, asked about the water runoff problem with the open infiltration trench. Judith Gerhart, 238 Sawmill Road, asked about the thick black smoke. Brad Gerhart, 238 Sawmill Road, asked about the hours and a security system.

There were multiple public statements. David Beiler, 278 Pennsy Road, was affirmed by the court reporter. Mr. Beiler stated that Mr. Miller rented from him and there were no issues and that the use is a good fit for the neighborhood. Ken Long, 293 Hollow Road, was sworn in by the court reporter. Mr. Long stated he does not want an auto repair shop beside him. Henry Esch, 134 Sawmill Road, was affirmed by the court reporter. Mr. Esch stated it was a good plan and the building has no use for agricultural purposes. David Gerhart, 238 Sawmill Road, was sworn in by the court reporter. Mr. Gerhart stated Mr. Miller has the right to run a business, but not at this location. Mr. Gerhart expressed concerns about traffic and noise. John Macgregor, 280 Hollow Road, was sworn in by the court reporter. Mr. Macgregor stated he needed adequate answers to the disposal of fluids. John Schroeder, 17 Solar Drive, was sworn in by the court reporter. Mr. Schroeder stated his favor of granting the request. Mr. Schroeder stated there is fear mongering and this is a perfect business for this building. Brad Gerhart, 238 Sawmill Road, was sworn in by the court reporter. Mr. Gerhart expressed the board should listen to the neighbors that will be impacted. Cary Ressler, was sworn in by the court reporter. Mr. Ressler stated this was not the right location for operating a business. Judith Gerhart, 238 Sawmill Road, was sworn in by the court reporter. Mrs. Gerhart explained the purpose of zoning and requested the board deny the variance.

Mr. Duvall made a motion, seconded by Mr. Warfel to close testimony. The motion carried unanimously. Mr. Duvall made a motion to continue the hearing to render a decision at the July 9, 2019 hearing. The motion carried unanimously. The hearing was adjourned at 8:42 p.m.

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**Oscar Miller  
Variance Request**

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Heidi Martinez, Secretary

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Bradford Duvall, Chairman

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Albert Warfel, Vice Chairman

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Omar Smoker, Member

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