

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 June 24, 2019

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, June 24, 2019 at 7:00 p.m. Present were Chairman John Schroeder, Vice Chairman C. William Shaffer, Member J. Pepper Goslin, Manager Vicki Eldridge, Zoning Officer Heidi Martinez, Engineer Mark Deimler and five (5) 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.

ZONING BUSINESS

1. Short-term rentals:

- This topic was discussed by the township planning commission at three different meetings. The final recommendation from the township planning commission was to not act on this subject at this time. Tony Nardella, a member of the planning commission, stated the planning commission members went back and forth on this topic. He stated they want to be somewhat proactive, but not too restrictive. Finally it was decided that since this isn't an issue that the township has experienced up to this time, they didn't feel a need to act on this subject.
- Mark Deimler clarified that currently this use is not allowed in the township.
- Bill Shaffer stated he would like the information to be clarified and returned to the township planning commission to be reviewed again.
- Tony Nardella stated the planning commission did not understand that currently this use was not permitted in the township.
- Henry Esch would like the short term and long term rentals to be regulated in the same way.
- Pepper Goslin asked if this use could be regulated the same as a bed and breakfast.
- John Schroeder said he understands that having this use in a residential area may create issues with neighbors.
- The zoning officer was directed to summarize our discussions and share with the township planning commission.

2. Section 320 Landscaping and Requirements:

- This topic was discussed by the township planning commission on April 15, 2019.
- Pepper stated it makes sense to put these requirements into the SALDO.

- Alex Rohrbaugh, Lancaster County Planner stated these are site design criteria and should be in the SALDO.
 - Mark Deimler also feels these requirements should be in the SALDO. Mark said this would allow the supervisors to approve waivers and eliminate the need to appear before the zoning hearing board.
 - The supervisors agreed to move these requirements to the SALDO.
3. Section 410 – Automobile Service and Repair Facilities
 - The zoning officer would like to see section 410.5 removed. Section 410.5 states the storage of vehicles on the property without current registration is prohibited. The zoning officer stated since the state no longer issues registration stickers, it is impossible to know if a vehicle is currently licensed upon a site inspection.
 - Mark Deimler stated the intent of this provision is so properties do not become junk yards.
 - John Schroeder and Pepper Goslin felt other parts of this section still give the township adequate protection.
 - The supervisors agreed to delete 410.5.
 4. Section 321.6.2.1 – Wetland Protection Overlay – 50' buffer
 - Mark Deimler stated the language in this section needs to be tweaked to reflect that the wetland protection overlay is comprised only of the identified wetlands. The 50' buffer was agreed to be removed at an earlier workshop.
 5. Section 321.7 – Floodplain Overlay
 - Mark Deimler stated these regulations are the same as the current floodplain management ordinance.
 6. Section 200.5.2 – Limitations on Subdivision and/or Land Development
 - Mark Deimler stated the table was updated previously and does not need to be changed at this time.
 7. Medical Marijuana – Growers and Dispensaries
 - Mark Deimler feels we should not add these regulations at this time. The state requires licensing for growers and dispensaries.
 8. Agritourism
 - Mark Deimler stated that this use currently is covered under the re-adaptive use of an and agricultural building and/or a use not provided for.
 9. Communication Towers – Small Cell Sites
 - Mark Deimler suggests that we hold off regulating these towers until litigation within the state is settled. Mark stated the issue has not been resolved as to whether the companies operating these small cells are considered a public utility. Mark stated several township' s handle regulating these small cells with their highway occupancy ordinances.
 10. Tiny Homes – Section 311 Lowering the Minimum Habitable Floor Area
 - The zoning officer stated size is an issue with the building code regulations.

- Mark Deimler stated that a tiny home can be stick built. The building code does not allow a tiny home to be portable with trailer wheels or a vehicle identification number. The building code would regulate the way the home is built. Mark believes the smallest home allowed under HUD regulations is 360 square feet. Mark said certain appendices in the building need to be adopted by township ordinance separate from the state building code. Some separate appendices to the state building code help regulate tiny homes.
- The zoning officer and Mark Deimler were directed to gather information and present it to the planning commission for review.

11. Section 310 – Lighting Requirements

- Mark Deimler suggests moving these requirements to the SALDO.
- The supervisors agreed with moving these requirements to the SALDO.

12. Section 206 – Industrial Zone – Review uses

- Mark Deimler stated in the previous ordinance, commercial uses were permitted in the industrial district.
- The supervisors agreed not to change this section.

13. Section 432 – Forestry Uses

- Mark Deimler stated there currently are no issues with this section. The buffer was already removed.

14. Section 205.5 – Commercial Zone – Uses and Lot Coverage

- Mark Deimler stated you can either have more green and less asphalt or vice versa. Public water and sewer as well as private well and sewer become issues.
- The supervisors asked Mark to further review this topic with the planning commission.

15. Section 200 – Agricultural Zone – Reduce uses

- The supervisors agreed to make no changes to this section.

16. Single Family Semi-Detached Dwelling

- Mark Deimler stated this issue was resolved with the prior changes made to ECHO housing.

17. Accessory Structure on Undeveloped Parcel

- The supervisors agreed to make no changes to this section.

18. Temporary Signs

- The zoning officer explained the issues she is seeing within the township regarding signs. Banners with letters or wording are not allowed. Temporary signs are not allowed. Signs are being placed along roads and on properties not owned by the sign holder.
- Pepper Goslin thinks more latitude should be given to businesses.
- John Schroeder said the sign section was reviewed at great length several years ago. Safety is a big concern when trying to read signs and banners. Your attention is diverted away from the roadway.

- Mr. Shaffer said banners and signs can create a safety issue.
- The supervisors agreed to change the "Special Event" sign title to "Temporary Sign".
- The supervisors agreed that no other changes will be made at this time.

At this time Mr. Shaffer stated that the Southern Lancaster County Intermunicipal Council meeting held in June was very valuable. Members of the Lancaster County Planning Commission were in attendance to discuss place-based comprehensive plans. Mr. Shaffer asked Alex Rohrbaugh, Lancaster County Planner to explain the idea. Mr. Rohrbaugh explained that the county would like to develop one or several regional place-based comprehensive plans for the southern end. There is no cost associated with development of the plan. Mr. Goslin asked if the County has connections with PennDOT as far as dealing with traffic congestion.

Mr. Shaffer also asked if the other supervisors are able to attend the Route 272 meeting this Thursday morning. Mr. Shaffer stated he is not happy with the Pennsy Road intersection.

ADJOURNMENT

- With no further business, Mr. Schroeder made a motion, seconded by Mr. Shaffer, to adjourn the meeting at 9:08 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