

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 23, 2019**

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, September 23, 2019 at 7:00 p.m. Present were Chairman John Schroeder, Member J. Pepper Goslin, Manager Vicki Eldridge, Zoning Officer Heidi Martinez, Engineer Mark Deimler; Solicitor Melvin Newcomer and six (6) observers. Due to a scheduling conflict, Mr. Shaffer 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.

ZONING BUSINESS

Following discussions, the supervisors agreed to move forward with the following previously discussed changes:

- Remove 321.6.2.1, Fifty feet (50') Wetland Protection Overlay.
- Move Section 320, Screening and Landscaping Requirements to the Providence Township Subdivision and Land Development Ordinance ("SALDO"). Add a short clause in the zoning ordinance for screening should the project not fall under the regulations of the Providence Township SALDO.
- Remove 410.5, the storage of vehicles on the property without current registration is prohibited.
- Move Section 310, Lighting Requirements to the Providence Township Subdivision and Land Development Ordinance. Mr. Deimler will revise some areas of this Section before adding to the SALDO.

Mr. Goslin suggested continuing on some of these other topics to try and get more changes implemented in the update. The supervisors decided to continue to work through the October workshop before directing the solicitor to draft an ordinance containing the proposed updates.

At this time, discussion continued on several future topics of discussion.

- Short term rentals were discussed. The following ideas were raised as possible regulations for short term rentals: 1) require a local emergency contact person; 2) require registering the short term rental with the township; 3) safety issues should be addressed (i.e. smoke alarms); 4) provide proof that the short term rental is registered with the County.

Tony Nardella, a member of the Providence Township Planning Commission shared the concerns the planning commission had with short term rentals. Dave Gerhart asked the board to make sure the decisions made on this subject would allow for a timely enforcement. Mr. Gerhart stated the state police response in Providence Township is not real timely. Mr. Gerhart is also concerned that some uses bring more criminal activity to the area.

- Section 300, Access Drive Requirements. Mr. Goslin feels this section should be moved to the Providence Township Subdivision and Land Development Ordinance.
- Section 302, Clear Sight Triangle. Mr. Goslin feels this section should be moved to the Providence Township Subdivision and Land Development Ordinance. Following discussions, the supervisors agreed to have the township engineer look at the possibility of developing gradients between small and large commercial uses. They also would like to see other ways to provide a clear sight triangle for short entrances similar in nature to the properties of Advance Auto and Martin's Appliance.
- Section 303, Driveway Requirements. Mr. Goslin feels this section should be moved to the Providence Township Subdivision and Land Development Ordinance.

There are many situations where the installation of a new driveway would not fall under the requirements of the SALDO; therefore Mr. Deimler does not feel it is a good idea to move the Section dealing with driveways to the SALDO.

- Section 311, Minimum Habitable Floor Area. This section will be reviewed by the planning commission in October. Following discussion, it was decided to look at the possibility of changing the minimum habitable floor area to four hundred (400) square feet.
- Section 200.5.2, Limitations on Subdivision and/or Land Development. From previous discussions, Mr. Goslin thought this table was to be revised. Mr. Newcomer stated that Section 200.5.4 was amended to reflect the changes discussed. No changes needed to be made to the table at this time.
- Medical, Dental, Optical and Counseling Clinic and Office Use. Mr. Goslin would like to see this use permitted in the R1 and R2. Both Tony Nardella and Dave Gerhart were against this idea. They both feel these offices should not be permitted in residential areas. Henry Esch thought it was a good idea to give people a chance to get started in their homes. Mr. Goslin stated he was thinking of a sole practitioner, not a clinic. Mr. Newcomer suggested that this use could be covered as a home occupation.

ADJOURNMENT

- With no further business, Mr. Schroeder 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

J. Pepper Goslin, Member