

PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

John E. Schroeder • J. Pepper Goslin • Lori L. Crossen

Monday through Thursday, closed Friday | Hours: 6:30 a.m. – 4:30 p.m. | Meeting: First Monday, 7:00 p.m.



ZONING WORKSHOP February 24, 2020

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, February 24, 2020 at 7:00 p.m. Present were Chairman John Schroeder, Vice Chairman J. Pepper Goslin, Member Lori Crossen, Manager Vicki Eldridge, Zoning Officer Heidi Martinez, Engineer Mark Deimler and four (4) 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

Following a brief discussion regarding the draft zoning ordinance update, Mrs. Martinez shared that the subdivision and land development ordinance (SALDO) will need to be updated at this time as well due to items being moved from the zoning ordinance to the SALDO. A new stand-alone driveway ordinance will be required as well.

Mrs. Martinez asked the board to consider making some small changes to Section 200.7, 201.6, 202.6, 203.6 and 204.6: Area and Design Requirements.

- There have been issues with the 100' front yard setback for accessory structures in the Agricultural, Rural Residential (R-1), Residential (R-2), Suburban Residential (R-3) and Manufactured Home Park (R-4) Zoning Districts. Currently, in those zoning districts, an accessory structure is not permitted in the front yard unless there is compliance with a 100' setback.
- Mrs. Martinez recommended the front yard setback for an accessory structure in the previously mentioned zoning districts be changed to 50'.
- Mrs. Martinez also recommended an increase in the maximum building height to 25' for accessory structures greater than 300 square feet.

The supervisors agreed to these changes and would like to include these changes in this proposed ordinance update.

At this time, the supervisors reviewed the 2019 zoning summary. Mr. Goslin and Mr. Schroeder agreed that in order to see a clearer picture of this summary, more information should be gathered.

A brief discussion continued on short term rentals. The supervisors reviewed various ordinances from several other municipalities.

- Mr. Deimler suggested that if this is not a big issue at the moment, perhaps its best to leave this use out of the zoning ordinance and allow the zoning hearing board to approve this use on a case by case basis.
- Mrs. Crossen asked what constitutes a short term rental. Mr. Deimler stated that the definition is transient occupancy for stays less than 30 days.
- This subject can be revisited in the future if the need arises.
- Mr. Deimler will share a short term rental ordinance that is being proposed in Strasburg Township for the supervisors to read and review.

Following a very brief discussion on medical marijuana (growing, processing and sales), Mr. Deimler said this industry is so heavily regulated he would suggest that this is not added into the current zoning ordinance. Again, we can revisit this issue in the future should a problem arise.

The supervisors authorized Mr. Deimler to draft a stand-alone driveway ordinance and proposed changes to the SALDO that can be reviewed at the March Zoning Workshop (March 23).

David Beiler asked the supervisors if there is any chance the supervisors will make any rezoning changes during this update. He would like the supervisors to consider making a larger commercial zoning district in the Route 272 corridor. Mr. Deimler explained any changes to the zoning map can become costly and lengthy with the processes that need to be followed.

ADJOURNMENT

- With no further business, Mr. Schroeder made a motion, seconded by Mr. Goslin, to adjourn the meeting at 8:12 p.m. The motion was carried unanimously.

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ATTEST: _____
Vicki L. Eldridge, Secretary

John E. Schroeder, Chairman

J. Pepper Goslin, Vice Chairman

Lori L. Crossen, Member