

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 May 24, 2021

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, May 24, 2021 at 7:00 p.m. Present were Chairman J. Pepper Goslin, Vice Chairman John Schroeder, Manager Vicki Eldridge, Zoning Officer Heidi Martinez, Township Engineer Mark Deimler; Township Solicitor Melvin Newcomer and one (1) observer.

Supervisor Lori Crossen was not in attendance due to a family emergency.

The meeting was called to order by Chairman Goslin at 7:00 P.M followed by the Pledge of Allegiance and a moment of silence.

ZONING BUSINESS

- Following a lengthy discussion and review of the information Mrs. Martinez had gathered from other municipalities regarding permitting accessory structures on undeveloped parcels, the board directed the zoning officer to reach out to Salisbury Township to obtain a copy of the section of their zoning ordinance dealing with this topic.
- Section 200.7 Agricultural Zone Rear Yard Setback. Following a brief discussion, the decision was to make no changes to this section.
- Section 312 Off-Street Loading Spaces and Section 313 Off-Street Parking. Mr. Deimler suggested that perhaps a small change to Section 312.3 can require the spaces to be paved only if paving is required by another ordinance. Mr. Deimler stated that generally the persons affected by this section most likely have to apply to zoning hearing board for a use variance and should ask for relief from this section at the same time. Mr. Deimler and Mr. Newcomer stated that you need to be careful with changes to this section in the event a property owner proposes a use on a property that may generate an abundance of traffic. In that case, you would want to see pavement not gravel.
- Section 205.5 Commercial Zone Lot Area, Lot Width and Maximum Lot Coverage. Mr. Deimler stated that most municipalities utilize a maximum lot coverage area around 65%. Mr. Deimler suggested the chart could be revised to allow two categories to remain as follows: Public Water and Sewer, Maximum Lot Coverage: 75%; None (no public utilities), Maximum Lot Coverage: 65%.
- Mr. Schroeder had questions regarding our fee resolution. He asked specifically about the fee for a continuance of a zoning hearing board hearing. Following discussion, it was decided the fee resolution may be changed to waive the continuance fee if there are other hearings scheduled to be heard the same night a continuance/decision was to be heard. If no other hearings are scheduled for the same evening, a fee of \$150.00 would be assessed.
- Mr. Schroeder had asked if the board felt zoning permit fees should be waived for the rebuild of a barn structure that was destroyed in a fire on Pennsy Road. Mrs. Martinez explained that currently zoning permit fees are waived if you build on the same footprint.

In this case, the first building that was permitted was not being built in the same footprint, so zoning permit fees were charged. In the meantime, the property owner has applied for additional permits to build another structure in the same footprint. The zoning permit fees were waived for this application.

ADJOURNMENT

- With no further business, Mr. Goslin made a motion, seconded by Mr. Schroeder, to adjourn the meeting at 8:03 p.m. The motion was carried unanimously.

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ATTEST: _____
Vicki L. Eldridge, Secretary

J. Pepper Goslin, Chairman

John E. Schroeder, Vice Chairman