

# 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 August 23, 2021

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, August 23, 2021 at 7:00 p.m. Present were Chairman J. Pepper Goslin, Vice Chairman John Schroeder, Township Engineer Mark Deimler, Manager Vicki Eldridge, Zoning Officer Heidi Martinez and (6) observers.

Township Supervisor Lori Crossen was on vacation and not in attendance.

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 discussion and review of the information from Mr. Deimler regarding accessory structures (garage, shed) on an undeveloped parcel, Ms. Martinez was directed to pass the following information onto Mr. Newcomer to be included in an ordinance update. A specific definition of “personal storage structures” must be created. The definition would include only storage for owner of the parcel, no leasing to others and no business use. This use would only be in the Agricultural and R-1 Zoning Districts on parcels of one acre or larger. The use would be considered a permitted use for structures up to 300 square feet. The structure must comply with residential accessory structure setbacks and height requirements. Structures over 300 square feet up to 999 square feet will be a special exception and must comply with principal use setbacks and a 25 foot height limitation.
- At this time Mr. Goslin thanked the planning commission members and zoning hearing board members for coming. He stated the reason for the invitation was to have open discussions about the future of the township, as far as planning and zoning and discuss any concerns, questions or comments anyone would like to share.
- Mr. Schroeder asked those in attendance if they felt the township is going in a good direction. He stated that he has been working to make the township more entrepreneur friendly and easing zoning regulations. Mr. Schroeder expressed his concern over the subdivision of large farms. He wants to make sure we move in the direction of the township’s comprehensive plan and that we preserve the rural nature of the township.
- Mr. Goslin shared that the Lancaster County Planning Commission is working with the Southern Lancaster County Intermunicipal Committee to attempt to develop a regional comprehensive plan. Mr. Goslin agrees that all southern end townships want to maintain their rural character. He did note that everyone has different ideas of how that happens.

- Omar Smoker asked the supervisors to take time and sit down with a group of farmers to find what works for family farms today. He feels this would help in preserving the rural nature of the township.
- Mr. Schroeder stated that the supervisors have spent significant time and funds attempting to make the zoning ordinance more workable for the residents. He feels the zoning hearing board tends to move in a different direction, granting variances and special exceptions when a hardship is not shown to exist. Mr. Schroeder also feels there is a split between the supervisors and the zoning hearing board regarding the philosophy of preserving farms.
- Mr. Goslin stated it is great to be able to preserve large farm parcels; however he is not sure if that is the current trend in farming.
- Mr. Nardella asked if there are any other large properties in the township that could be subdivided into large residential developments like the Creekside Development on Fairview Road.

**ADJOURNMENT**

- With no further business, Mr. Schroeder made a motion, seconded by Mr. Goslin, to adjourn the meeting at 8:05 p.m. The motion was carried unanimously.

PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS

ATTEST: \_\_\_\_\_  
Vicki L. Eldridge, Secretary

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J. Pepper Goslin, Chairman

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John E. Schroeder, Vice Chairman