

**ZONING HEARING BOARD: October 12, 2021**  
**Paradise Energy Solutions, LLC**  
**Variance Request**

The Providence Township Zoning Hearing Board was held on Tuesday, October 12, at 7:00 p.m., in the township municipal office. Members present were Bradford Duvall, Chairman, and Omar Smoker. Thomas Goodman, Zoning Hearing Board counsel, Heidi Martinez, Secretary/Zoning Officer, Melissa Anderson, court reporter and seven (7) observers were also present. Mr. Duvall brought the meeting to order at 7:00 p.m. Mr. Duvall announced that there were two hearings and introduced the board. Mr. Duvall announced the first hearing. The first hearing is a request for a variance by Paradise Energy Solutions, LLC to allow an accessory solar energy system in the front yard along street frontage at 2202 Beaver Valley Pike. The property is owned by Samdar LLC and is zoned Industrial. Mr. Duvall turned the hearing over to Mr. Goodman. Heidi Martinez was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mrs. Martinez confirmed that the hearing had been legally advertised in the Lancaster Newspapers on September 27, 2021 and October 4, 2021, with proof of publication being displayed and marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Martinez confirmed that the property was properly posted and a copy of the notice was marked as ZHB Ex. #3.

Austin Kling, Paradise Energy Solutions, LLC was sworn in by the court reporter. Upon questioning from Mr. Goodman, Mr. Kling explained the property and the accessory solar energy system. The Zoning Hearing Board application was displayed as marked as App. Ex. #1. Mr. Duvall asked about removing trees, the shelf life of the solar array, and the height. Mr. Smoker asked about the glare to traffic and neighbors, plan for removal and the roof surface. Mr. Goodman asked about approval from PPL.

There was one public question and public statement. Dave Moyer, 2221 Beaver Valley Pike, asked about removing or replacing the solar array. Mr. Moyer stated his support of the variance.

Mr. Smoker made a motion to close testimony. Mr. Duvall seconded the motion and the motion carried unanimously. Mr. Duvall made a motion to grant the variance from the requirements of Section 404.3.7 of the Ordinance, with the following conditions:

- a. The Applicant shall comply with its plans and promises as presented to the Zoning Hearing Board.
- b. The System shall be approved by the building code inspector.
- c. The System shall be approved by PPL.
- d. The System shall be removed from the Premises within 6 months of it no longer being used by the Applicant.
- e. A violation of any of the conditions of this Decision shall constitute a violation of the Ordinance.
- f. This Decision shall bind the Applicant, its successors, grantees and assigns.

Mr. Smoker seconded the motion and the motion carried unanimously. The hearing was adjourned at 7:25 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

\_\_\_\_\_  
Bradford Duvall, Chairman

\_\_\_\_\_  
Heidi Martinez, Secretary

\_\_\_\_\_  
Omar Smoker, Vice Chairman

**ZONING HEARING BOARD: October 12, 2021**  
**Lancaster Pike Properties LLC**  
**Variance Request**

At 7:27 p.m. Mr. Duvall introduced the second hearing. The second hearing is a request by Lancaster Pike Properties LLC for variances to allow the heavy equipment display area in the front yard setback, permanent/temporary occupancy of a recreational vehicle, parking of unlicensed and/or uninspected vehicles or trailers and a special exception to build a single family dwelling in five (5) years at 748 Lancaster Pike and 752 Lancaster Pike. The properties are owned by Lancaster Pike Properties LLC and are zoned Commercial.

Upon questioning from Mr. Goodman, Mrs. Martinez confirmed that the hearing had been legally advertised in the Lancaster Newspapers on September 27, 2021 and October 4, 2021, with proof of publication being displayed and marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Martinez confirmed that the property was properly posted and a copy of the notice was marked as ZHB Ex. #3.

David Beiler was affirmed by the court reporter. Upon questioning from Mr. Goodman, Mr. Beiler explained each request individually. Mr. Beiler stated the plan for the rental equipment company. The Zoning Hearing Board application was marked as App. Ex. #1 and the plan was marked as App. Ex. #2. The Zoning Hearing Board decision from November 10, 2020 was marked as App. Ex. #3. Nolan Zimmerman was sworn in by the court reporter. Mr. Zimmerman is the manager of Buck Rentals. Mr. Zimmerman explained he is currently living in the camper. Mr. Duvall asked about the land development plan and how much milling needs to be completed. Mr. Duvall asked about the temporary occupancy in the camper and the Nolt tractor trailers on the property. Mr. Duvall asked about the future dwelling and neighbors.

There were no public questions or statements.

Mr. Smoker made a motion seconded by Mr. Duvall to close testimony. The motion carried unanimously. Mr. Smoker made a motion to continue the hearing until November 9, 2021 to render a decision. Mr. Duvall seconded the motion and the motion carried unanimously. The hearing adjourned at 8:27 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

\_\_\_\_\_  
Bradford Duvall, Chairman

\_\_\_\_\_  
Heidi Martinez, Secretary

\_\_\_\_\_  
Omar Smoker, Vice Chairman