

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 October 25, 2021

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, October 25, 2021 at 7:00 p.m. Present were Chairman J. Pepper Goslin, Vice Chairman John Schroeder, Member Lori Crossen, Zoning Officer Heidi Martinez, Township Engineer Mark Deimler and two (2) observers.

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

OLD BUSINESS

- Following a brief update on zoning ordinance proposed changes since last ordinance update:
 - Numerical change to Section 203.4.11 from 200.4.11 to 203.4.11
 - References to Section 310 “Lighting Requirements” change to state “subject to the lighting requirements in the Providence Township Subdivision and Land Development Ordinance” sections 312.10, 316.5, 322.3.34 and 464.2.8
 - References to Section 300 “Access Drives” change to state “subject to the access drive section in the Providence Township Subdivision and Land Development Ordinance” sections 112, 205.1, 206.13, 301.3 and 434.3.6
 - Section 321 Sensitive Environmental Features Overlay changes as outlined
 - Section 430.9 Farm-Support Business Operation: Employees of the farm-support business operation shall be limited to not more than three (3) full-time of which one is the owner/operator of the farm and the other two (2) may be non-residents of the farm.
 - Section 205.5 Commercial Zone Lot Area, Lot Width and Maximum Lot Coverage: revise chart to two categories and change maximum lot coverage:
 - Public Water and Sewer, Maximum Lot Coverage 75%
 - None, Maximum Lot Coverage 65%
 - Accessory Structure on undeveloped parcel
 - Add definition of a personal storage structure: only storage for owner of the parcel, no leasing to others and no business use.
 - Use permitted by right in Agricultural and Rural Residential (R-1) on parcels with one (1) acre or more up to 300 sq. ft. same setbacks and height requirements for accessory structures.
 - Uses by special exception in Agricultural and Rural Residential (R-1) on parcels with one (1) acre or more for structures over 300 sq. ft. up to 999 sq. ft. setbacks for principal use and a 25’ height limitation.

The supervisors agreed to the changes as previously discussed.

- Following a lengthy discussion and review regarding the storm water maintenance fund and BMP inspections, the supervisors agreed to not make changes at this time.
- Following a discussion regarding the Memo of Understanding with the Lancaster County Conservation District, the supervisors agreed to continue as outlined.

NEW BUSINESS

- Following discussion on the following definitions;
 - Heavy equipment
 - Greenhouse, Commercial
 - Greenhouse, Noncommercial

The supervisors agreed to make a change to the Greenhouse, Commercial definition to include retail sales.

- Following discussion on adding short-term rentals/vacation rentals to the zoning ordinance, the supervisors agreed to make no changes at this time.

ADJOURNMENT

- With no further business, Mr. Goslin made a motion, seconded by Mr. Schroeder, to adjourn the meeting at 8:31 p.m. The motion was carried unanimously.

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ATTEST: _____
Vicki L. Eldridge, Secretary

J. Pepper Goslin, Chairman

John Schroeder, Vice Chairman

Lori L. Crossen, Member