

# 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 28, 2022

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, February 28, 2022 at 7:00 p.m. Present were Chairman J. Pepper Goslin, Vice Chairman John Schroeder, Member Lori Crossen, Township Manager Vicki Eldridge, and one (1) observer. Mark Deimler, Township Engineer joined the meeting via telephone.

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 discussion regarding the zoning ordinance proposed changes, the supervisors directed Mr. Newcomer to draft an amendment to the ordinance with the following changes:
  - 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.
  - Greenhouse, Commercial definition add retail sales

- Following a lengthy discussion regarding the storm water maintenance fund and BMP inspections, the supervisors directed the township engineer to work with the township solicitor to make changes to the stormwater ordinance and stormwater procedures, by ordinance or resolution to allow residents to inspect their private BMPs associated with small projects that disturb less than one acre of land.

**NEW BUSINESS**

- Following discussion regarding Act 50: The Small Wireless Facilities Deployment Act, the supervisors agreed with the zoning officer to authorize the township solicitor to review our current ordinance requirements to see if changes need to be made.

**ADJOURNMENT**

- With no further business, Mr. Schroeder made a motion, seconded by Mr. Goslin, to adjourn the meeting at 7:45 p.m. The motion was carried unanimously.

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BOARD OF SUPERVISORS

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J. Pepper Goslin, Chairman

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John E. Schroeder, Vice Chairman

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Lori L. Crossen, Member