

# PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

Lori L. Crossen • John E. Schroeder • J. Pepper Goslin

Monday through Thursday, closed Friday | Hours: 6:30 a.m. – 4:30 p.m. | Meeting: First Monday, 7:00 p.m.



## **ZONING WORKSHOP** **April 24, 2023**

The Providence Township Board of Supervisors held a zoning workshop in the township municipal office on Monday, April 24, 2023, at 7:00 p.m. Present were Chairman Lori Crossen, Vice Chairman John Schroeder, Member J. Pepper Goslin, Township Solicitor Melvin Newcomer, Township Zoning Officer Heidi Martinez, Township Manager Vicki Eldridge, and five (5) observers.

The meeting was called to order by Mrs. Crossen at 7:00 P.M followed by prayer and the Pledge of Allegiance.

### **PUBLIC COMMENT**

- At this time, there was no public comment.

### **OLD BUSINESS**

- Mrs. Martinez reviewed the 2022 zoning hearing board fees. Following discussion, it was recommended to review these fees at the next zoning workshop to make sure the fees charged cover the expenses.
- Discussions regarding short term rentals/vacation rentals continued with Mr. Schroeder expressing concern with the protection of our residents from this use. Following the discussion, the supervisors directed the zoning officer to work with Mr. Deimler to draft language on this topic that can be reviewed at the next workshop. The supervisors would like to see the language developed to include the following:
  1. This use will be considered a special exception in the Agricultural and Rural Residential (R-1) Districts.
  2. This use will only be permitted in existing structures.
  3. Modifications to the external appearance of the building (except fire escapes) shall complement its residential character.
  4. All floors above or below grade shall have a permanently affixed, direct means of escape to ground level.
  5. All parking areas shall be set back a minimum of ten feet (10') from all property lines and shall be screened from adjoining lots and streets.
  6. The number of parking spaces shall be determined by the number of bedrooms.
  7. A short-term rental may erect one (1) sign no larger than six square feet in size which must be set back ten feet (10') from all lot lines.

8. The applicant shall furnish proof of register with the Lancaster County Treasurer to enable the applicant to pay the hotel and/or room taxes imposed by Lancaster County.
  9. The applicant shall designate a local contact person.
  10. The applicant shall prepare and present to the zoning hearing board a notice.
  11. The applicant shall submit the following signed and notarized statement: *"I understand that this use has prescribed the limitations that are imposed to protect the rural character of the Township. I also recognize that the short-term rental has specific zoning ordinance criteria. I agree to comply with the specific criteria as required by the zoning ordinance."*
  12. The owner of the short-term rental unit shall submit an application each year for a permit to authorize continued operation of the short-term rental unit, accompanied by any fee which the BOS may establish by resolution.
- Following a brief discussion regarding the Noncommercial Keeping of Livestock, Mrs. Crossen offered to complete more research on the subject for review at the next zoning workshop.

**NEW BUSINESS**

- Mr. Schroeder made a motion, seconded by Mrs. Crossen to adopt Resolution No. 23-06 establishing fees for certain sewage matters in Providence Township. The motion was carried unanimously.
- The supervisors tabled the comprehensive plan update until the next zoning workshop.
- Following discussion regarding the current complaint procedures, the supervisors want to see written complaints for all zoning violations. This change will be updated in the zoning ordinance in the next update.
- Amos Barr asked the supervisors if they would consider a rezoning request for their property located at 739 Lancaster Pike. Following a brief discussion, the supervisors suggested Mr. Barr proceed with filing a zoning change request with the township for formal consideration.

**ADJOURNMENT**

- With no further business, Mrs. Crossen made a motion, seconded by Mr. Goslin to adjourn the meeting at 8:27 p.m. The motion was carried unanimously.

PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS

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

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Lori L. Crossen, Chairman

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John E. Schroeder, Vice Chairman

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J. Pepper Goslin, Member