

ZONING HEARING BOARD: April 11, 2023
J Pepper and Diane Goslin
Special Exception

The Providence Township Zoning Hearing Board was held on Tuesday, April 11, 2023, at 7 p.m. Members present were Albert Warfel, Chairman, Bradford Duvall, Vice Chairman and Omar Smoker. Joseph Kenneff, Zoning Hearing Board Counsel, Heidi Martinez, Secretary/Zoning Officer, Melissa Anderson, court reporter and nine (9) observers were present. Mr. Warfel brought the hearing to order at 7 p.m. Mr. Warfel announced that there were multiple hearings and introduced the board. The first hearing is a continuance from the March 14, 2023, hearing for J Pepper and Diane Goslin. Mr. and Mrs. Goslin requested a special exception for a use not provided for to allow a vacation/short-term rental at 55 Snyder Hollow Road. The property is owned by Julius Pepper and Diane A Goslin and is zoned Rural Residential (R-1). No further testimony will be heard.

Mr. Warfel made a motion to grant the special exception pursuant to Section 106 of the Ordinance with the following conditions:

- a. The Applicant must comply with their plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall comply with all other laws, regulations, rules and Ordinances and obtain any necessary zoning and building permits from the zoning officer.
- c. The Applicant shall provide the Zoning Officer with a list of house rules that must be followed by guests. This set of rules must be provided to all guests.
- d. A violation of any of the conditions of this Decision shall be considered a violation of the Ordinance.
- e. This Decision shall bind the Applicant, his heirs, successors, grantees and assigns.

Mr. Smoker seconded the motion and the motion carried unanimously. Mr. Kenneff handed a copy of the written decision to Mr. Goslin. The hearing adjourned at 7:01 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Albert Warfel, Chairman

Heidi Martinez, Secretary

Bradford Duvall, Vice Chairman

Omar Smoker, Member

ZONING HEARING BOARD: April 11, 2023

**Linford Stoltzfus
Special Exception**

Mr. Warfel brought the second hearing to order at 7:01 p.m. The second hearing is a continuance from the March 14, 2023, hearing for Linford Stoltzfus. Mr. Stoltzfus requested a special exception for a use not provided for to allow a vacation/short-term rental at 17 Truce Road. The property is owned by Linford and Yvonne M Stoltzfus and is zoned Suburban Residential (R-3). No further testimony will be heard.

Mr. Warfel made a motion to grant the special exception pursuant to Section 106 of the Ordinance with the following conditions:

- a. The Applicant must comply with his plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall comply with all other laws, regulations, rules and ordinances and obtain any necessary zoning and building permits from the zoning officer.
- c. The Applicant must provide the zoning officer a list of house rules that will be provided to each guest.
- d. The Applicant must provide the zoning officer and any adjacent property owner a contact phone number for the Applicant or other host.
- e. A violation of any of the conditions of this Decision shall be considered a violation of the Ordinance.
- f. This Decision shall bind the Applicant, his heirs, successors, grantees and assigns.

Mr. Smoker seconded the motion and the motion carried unanimously. Mr. Kenneff handed a copy of the written decision to Mr. Stoltzfus. The hearing adjourned at 7:02 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Albert Warfel, Chairman

Heidi Martinez, Secretary

Bradford Duvall, Vice Chairman

Omar Smoker, Member

ZONING HEARING BOARD: April 11, 2023

**Alvin Fisher
Special Exception**

Mr. Warfel brought the third hearing to order at 7:03 p.m. The third hearing is a continuance from the March 14, 2023, hearing for Alvin Fisher. Mr. Fisher requested a special exception for a use not provided for to allow a vacation/short-term rental at 15 Church Road. The property is owned by Alvin L and Rachel E Fisher and is zoned Rural Residential (R-1). No further testimony will be heard.

Mr. Warfel made a motion to grant the special exception pursuant to Section 106 of the Ordinance with the following conditions:

- a. The Applicant must comply with his plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall comply with all other laws, regulations, rules and Ordinances and obtain any necessary zoning and building permits from the zoning officer.
- c. The Applicant must provide the zoning officer a list of house rules that will be provided to each guest.
- d. The Applicant must provide the zoning officer and any adjacent property owner a contact phone number for the Applicant or other host.
- e. Guests shall park to the rear of the home on the Premises.
- f. A violation of any of the conditions of this Decision shall be considered a violation of the Ordinance.
- g. This Decision shall bind the Applicant, his heirs, successors, grantees and assigns.

Mr. Duvall seconded the motion. The motion carried with two (2) favorable votes. Mr. Smoker opposed the motion. The hearing adjourned at 7:04 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Albert Warfel, Chairman

Heidi Martinez, Secretary

Bradford Duvall, Vice Chairman

Omar Smoker, Member

ZONING HEARING BOARD: April 11, 2023
Isaac S and Linda S Fisher
Special Exception

Mr. Warfel brought the fourth hearing to order at 7:04 p.m. The fourth hearing is a continuance from the March 14, 2023, hearing for Isaac S and Linda S Fisher. Mr. and Mrs. Fisher requested a special exception for a use not provided for to allow a vacation/short-term rental at 3 Krantz Mill Road. The property is owned by Isaac S and Linda S Fisher and is zoned Agricultural. Mr. Warfel turned the hearing over to Mr. Keneff.

Isaac Fisher was affirmed by the court reporter. Joshua Miers, 399 Shaub Road, Strasburg, PA 17579, was sworn in by the court reporter. Upon questioning from Mr. Kenneff, Mr. Miers explained the handling of the bookings. Mr. Fisher explained the property details. A list of house rules was presented and marked as App. Ex. #1. Mr. Smoker asked about the vetting process, neighboring properties and more control than long term rental. Mr. Warfel asked about the guests. Mr. Duvall asked about the restoration of the dwelling. There were no public questions or statements.

Mr. Warfel made a motion to close testimony. Mr. Duvall seconded the motion and the motion carried unanimously. Mr. Warfel made a motion to grant the special exception pursuant to Section 106 of the Ordinance with the following conditions:

- a. The Applicant must comply with their plans and promises as presented to the Zoning Hearing Board.
- b. The Applicant shall comply with all other laws, regulations, rules and ordinances and obtain any necessary zoning and building permits from the zoning officer.
- c. The Applicant must provide the zoning officer a list of house rules that will be provided to each guest.
- d. The Applicant must provide the zoning officer and any adjacent property owner a contact phone number for the Applicant or other host.
- e. Guests shall be limited to four (4) vehicles on the property at one time.
- f. A violation of any of the conditions of this Decision shall be considered a violation of the Ordinance.
- g. This Decision shall bind the Applicant, their heirs, successors, grantees and assigns.

Mr. Smoker seconded the motion and the motion carried unanimously. The hearing adjourned at 7:21 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Albert Warfel, Chairman

Heidi Martinez, Secretary

Bradford Duvall, Vice Chairman

Omar Smoker, Member

ZONING HEARING BOARD: April 11, 2023

Dustin Martin

Variance

Mr. Warfel brought the fifth hearing to order at 7:22 p.m. The fifth hearing is a request by Dustin Martin for a variance for a six (6) month extension to submit a subdivision and land development plan for the use variance approved in November 2020 at 183 Schoolhouse Road. The property is owned by Paul Reginald and Susan P Dampier and is zoned Agricultural. Mr. Warfel turned the hearing over to Mr. Kenneff.

Heidi Martinez was sworn in by the court reporter. Upon questioning from Mr. Kenneff, Mrs. Martinez confirmed the hearing was advertised in the Lancaster Newspapers on March 27, 2023, and April 3, 2023. The proof of publication was marked as ZHB Ex. #1. The list of adjoining property owners was marked as ZHB Ex. #2. Mrs. Martinez confirmed the property was properly posted and a copy of the posting was marked as ZHB Ex. #3.

Dustin Martin was sworn in by the court reporter. Upon questioning from Mr. Kenneff, Mr. Martin explained his request for the extension because of the floodplain issue. Mr. Duvall asked about the length of the extension request. There were no public questions or public statements.

Mr. Warfel made a motion to grant the request for a one year time extension pursuant to Section 603.13 of the Ordinance subject to the same conditions in the original Decision dated November 24, 2020. Mr. Duvall seconded the motion and the motion carried unanimously. The hearing adjourned at 7:33 p.m.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

Albert Warfel, Chairman

Heidi Martinez, Secretary

Bradford Duvall, Vice Chairman

Omar Smoker, Member