

**ZONING HEARING BOARD: February 10, 2026**

*ZHB-2026-3 (162 Hopkins Mill Road)*

The Providence Township Zoning Hearing Board was held on Tuesday, February 10, 2026, at 7:00 p.m. Members present were Brad Duvall, Omar Smoker and Robb Beiler. Also present were Ben McCue (Zoning Officer), Joseph Kenneff (Solicitor) and Melissa Anderson (Court Reporter). Mr. Duvall brought the hearing to order at 7:00 p.m. The Zoning Officer was sworn in and asked if the case had been properly advertised and if the Zoning Officer had previously sent a Notice of Enforcement to the property owners subject of the hearing – The zoning officer affirmed to both items.

Case #ZHB-2026-3: Mr. Duvall introduced the case of 162 Hopkins Mill Road, New Providence, PA (Applicant – Charles E. Temple III & Judith Bushong: 162 Hopkins Mill Road, New Providence) and then turned the hearing over to the Zoning Hearing Board Solicitor (Joe Kenneff). Mr. Kenneff asked the applicant to be sworn in and present testimony. The applicant’s counsel (Mike Davis of Barley Snyder) introduced the application and requested to add a variance request for access drive paving requirements – there were no objections to this request. The applicants were then sworn in. Todd Vaughn of David Miller Associates was sworn in and Mr. Davis asked questions of Mr. Vaughn to initiate presentation of the applicant’s case. Mr. Davis then asked questions of the applicants to continue presentation of the case. Mr. Kenneff then opened the floor up to a neighboring property owner (Michael Granbois: 820 Westminster Drive, Lancaster) and legal counsel (Erik M. Hume of Saxton and Stump). Mr. Hume asked questions of the applicant which were answered by the applicant. Applicant’s counsel, Mike Davis, responded with questions to the applicant to address opposition’s cross examination. Opposition was allowed to recross applicant. Joe Kenneff opened the hearing up to the Board for questions of the applicant. The Board asked questions of the applicant until they had no further questions. There was more examination and cross examination from both parties and discussion with the Board occurred until there was no further discussion. Joe Kenneff then opened the hearing to anyone in the audience who wanted to claim and participate as a party. Audience member, Eric Peinhardt of 16 Echo Valley Drive, New Providence, requested party status. Mr. Peinhardt was sworn in and asked questions of the applicant regarding the stream on the property. Neighboring property owner, Michael Granbois was sworn in as a party and questions of Mr. Granbois were asked by his legal counsel. Mr. Granbois was crossed examined by attorney Mike Davis. The hearing was then opened up to the audience for public statements. Judd Shiffler (36 Echo Valley Drive, New Providence) made a public statement. Diane Hershey (83 Greenbriar Lane, Willow Street) made a public statement. Tom Haag (946 Buck Heights Road, Quarryville) made a public statement. Shannon Howell (301 Hopkins Mill Road, New Providence) made a public statement. Kathy Granbois (820 Westminster Drive, Lancaster) made a public statement. J. Pepper Goslin (64 Snyder Hollow Road, New Providence) made a public statement on behalf of the Board of Supervisors and a separate public statement in his capacity as a resident. Hearing no other persons wanting to make a public statement, Joe Kenneff opened the floor back up to opposition counsel for closing remarks. Joe Kenneff then opened the floor to applicant’s counsel for closing remarks. The Board broke for executive session. Upon return from executive session, the Board stated that they would render their decision at the March 10, 2026 Zoning Hearing Board meeting. A motion was made to close testimony by Mr. Beiler and seconded by Mr. Smoker – The motion carried unanimously. A motion was made by Mr. Beiler to continue the hearing until the March 10, 2026 Zoning Hearing Board meeting, which was seconded by Mr. Smoker – The motion carried unanimously.

The meeting adjourned at 9:50pm.

PROVIDENCE TOWNSHIP ZONING HEARING BOARD

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Brad Duvall, Chairman

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Robb Beiler, Vice Chairman

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Ben McCue, Zoning Officer

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Omar Smoker, Member