

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
October 27, 2020**

The monthly meeting of the Rockland Township Planning Commission was held on October 27, 2020 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, William Fredericks, Nathan Roush and William McFadden. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartzenuft, Township Supervisor Michele Albright, Jackie Hollenbach with Mack Engineering and interested citizens.

The meeting was called to order at 7:29PM by Chairman Richard Mazich.

The minutes of the September 1, 2020 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by William Fredericks, the minutes of the September 1, 2020 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

**OLD BUSINESS**

**Zoning Ordinance Review/Amendment Project Update** – Township Solicitor Jim Smith led a review and discussion on the proposed changes to Article 6 (Commercial District) and Article 7 (Environmental Protection Overlay District Regulations).

- Section 6.04.4 – Amend to read: “Day care center or home” and “Adult care facilities for intermediate or long term care”.
- Section 6.05.1 – Include a reference to Section 8.05 (Buffers & Screens).
- Attorney Jim Smith discussed the proposed minor changes to Article 7.
- Section 7.02.2 – Township officials agreed to include language which requires a minimum of 50 feet from the top of banks for unmapped/unstudied watercourses. In the event of discrepancies with the FEMA mapping and Township map, the more restrictive (larger) buffer distance should be required.
- Section 7.03.3 – Add a general comment to include any updated soils in NRCS Web Soil Survey.
- Section 7.03.3(B) – Change wording of sentence preceding the list of high water table soils as follows: “Most of the high water table soils are located in the low-lying areas adjacent to streams and drainage channels including the following:”. Then, check to be sure the ordinance clarifies that including shall mean including but not limited to.
- Section 7.03.3(B) – Remove last partial sentence in this section.
- Section 7.03.4(A) – Change language to read... “an initial determination of the boundaries shall be made by either the Township Zoning Officer or Township Engineer utilizing the criteria listed under Section 7.03.3...”.
- Section 7.03.4(D) – Change language to read: “The burden of proof shall be on the Person appealing the decision of either the Zoning Officer or Township Engineer.”
- Section 7.04.1 – Change “bulk” to “setback”.
- Section 7.04.2 – Township officials agreed to revisit lots created in the AP-Effective Agricultural Preservation District under Article 4 at a later date.
- Section 7.04.2(E)(1) – Remove.
- Section 7.04.3 – Jackie Hollenbach to provide samples of other Township’s regulations to consider pertaining to newly created lots containing slopes of 15% or greater (net lot area and lot width).
- Section 7.04.5 – Previous reference was made to “USDA Web Soil Survey”. References should be consistent throughout.

Township officials agreed to continue to discuss proposed changes to the Zoning Ordinance at the next monthly Planning Commission meeting scheduled for Tuesday, November 24, 2020 at 7:30PM.

**NEW BUSINESS**

There was no new business.

**PUBLIC COMMENT**

Chairman Richard Mazich requested input from appointed and elected Township officials regarding guidelines for conducting future Planning Commission meetings in light of the COVID-19 pandemic and the latest significant spike in rate of infections.

There was no public comment.

There being no further business, the meeting was adjourned at 9:15PM on a motion by William McFadden, seconded by William Fredericks.

Respectfully submitted,

Karen Krall  
Secretary