

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
February 26, 2019**

The monthly meeting of the Rockland Township Planning Commission was held on February 26, 2019 beginning at 7:30PM. The following members of the Planning Commission were present: William McFadden, Nathan Roush, and William Fredericks. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartzluft, Jaclyn Hollenbach from Ludgate Engineering and interested citizens.

The meeting was called to order at 7:30PM by Vice Chairman, Nathan Roush.

The minutes of the December 18, 2018 Planning Commission meeting were reviewed. On a motion by William Fredericks, seconded by William McFadden, the minutes of the December 18, 2018 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

The Planning Commission decided to table reorganization until next month until all members are present. On a motion by William McFadden, seconded by William Fredericks, reorganization for the Planning Commission was postponed and tabled until next month. There was no public comment. All were in favor. Motion carried.

**OLD BUSINESS**

**Zoning Ordinance Review/Amendment Project** – Jackie Hollenbach from Ludgate Engineering led the review/discussion of the draft Zoning Ordinance. The Planning Commission discussed comments on the newly updated draft Zoning Ordinance. Among the topics discussed were: Conditional uses, commercial communications towers, special exceptions, air BnBs and short-term rentals, farm related businesses vs. agritainment, home occupations, dog waste management and minimum lot sizes. The discussion included the following recommendations:

- Recommendation to include a reference to the sections in the zoning ordinance regulating certain uses (in sections where the uses are identified as permitted by right or by special exception, etc.).
- Recommendation to ensure that regulations with regard to the placement, construction, and modifications of commercial communications towers preserve the character of the community.
- Recommendation to distinguish farm-related businesses such as blacksmith, carpenter or similar businesses (as uses to be permitted by right) from businesses such as wineries, festivals, etc. (as uses to be permitted via special exception from the Zoning Hearing Board).

Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month's meeting to be held on March 26, 2019.

**NEW BUSINESS**

There was no new business.

**PUBLIC COMMENT**

There was no public comment. There being no further business, the meeting was adjourned at 9:12PM on a motion by William McFadden, seconded by William Fredericks.

Respectfully submitted,

Karen Krall  
Secretary