

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
April 30, 2019**

The monthly meeting of the Rockland Township Planning Commission was held on April 30, 2019 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, William Fredericks, Nancy Ogden and William McFadden. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartenluft, Township Supervisor Duane Bennetch and interested citizens.

The meeting was called to order at 7:32PM by Chairman, Richard Mazich.

The minutes of the March 26, 2019 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by William Fredericks, the minutes of the March 26, 2019 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

OLD BUSINESS

Zoning Hearing Board Application – 38 Fox Road – The Rockland Township Zoning Hearing Board rendered their decision on the variance application for 38 Fox Road, and the written decision from the Zoning Hearing Board was received by the Township. The Zoning Hearing Board granted a variance to the applicant to allow for the construction of a garage forty-five (45) feet from the right-of-way/road line at the front of the property (not the 35 feet as originally requested by the applicant). A copy of the Zoning Hearing Board's decision is available for inspection at the Township Office. The Planning Commission members and Zoning Hearing Board members in attendance at tonight's meeting (Robert Sodaitis, William Schellenberger and Brian Barrell) briefly discussed the Zoning Hearing Board's decision on the variance application for 38 Fox Road. The Zoning Hearing Board members informed Township officials that, as a result of their site visit, the Zoning Hearing Board determined that 45 feet would represent the minimum variance that would afford relief and which would represent the least modification possible of the regulation at issue (according to Section 13.07.3(E)(e) of the Rockland Township Zoning Ordinance).

Mr. Robert Sodaitis, Rockland Township Zoning Hearing Board member questioned why Township officials are considering reducing the building setback line in the Rural Conservation District and Commercial District from the current 50 feet setback to 30 feet. All three Zoning Hearing Board members expressed concern about reducing the front yard setback for buildings and accessory structures. One of the criteria used by the Zoning Hearing Board when considering granting variances is to ensure that the variance will not alter the essential character of the neighborhood or district in which the property is located. The Zoning Hearing Board members were concerned that by reducing the front yard setback, the number of buildings and other accessory structures located in front yards would increase which could detrimentally affect the character of the respective neighborhood. The Zoning Hearing Board members believe the current regulations and the current procedures for seeking relief from these regulations are satisfactory (and recommended Township officials reconsider changes to the current regulations pertaining to the building setback line and front yard setbacks).

Zoning Ordinance Review/Amendment Project – Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month's meeting to be held on May 28, 2019.

NEW BUSINESS

There was no new business.

Planning Commission member Nancy Ogden mentioned possible sewage issues at a property along Forgedale Road. Township officials advised that any complaint(s) would be addressed at the upcoming monthly Board meeting and recommended an official complaint be submitted to the Township.

There being no further business, the meeting was adjourned at 8:13PM on a motion by William McFadden, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall
Secretary