

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
May 28, 2019**

The monthly meeting of the Rockland Township Planning Commission was held on May 28, 2019 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, Nancy Ogden and William Fredericks. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartzluft, Township Supervisor Duane Bennetch and interested citizens.

The meeting was called to order at 7:30PM by Chairman, Richard Mazich.

The minutes of the April 30, 2019 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Nancy Ogden, the minutes of the April 30, 2019 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 – Jackie Hollenbach from Ludgate Engineering led the review/discussion of the draft Zoning Ordinance. The Planning Commission reviewed a listing of current setback regulations for surrounding Townships, which was provided by Jackie Hollenbach (as a follow-up to discussion at last month's meeting). After a brief discussion, Township officials were in agreement to proposing a 40' front yard/building setback for the RC Zoning District, a 30' front yard/building setback for the Commercial Zoning District, and a 50' front yard/building setback for the Effective Agricultural Preservation Zoning District. During this discussion, it was also recommended that Township officials consider updating permit applications or taking necessary measures to ensure that stormwater management is adequately addressed by the property owner.

Among other topics discussed were:

- Section 8.08.4 Wastewater Management – Township officials recommended the inclusion of a section pertaining to Wastewater Management (with reference to PA DEP regulations).
- Section 8.08.5 Solid Waste Management – Township officials agreed to update this section.
- Outdoor Wood Fired Boilers – Jackie Hollenbach recommended including a section addressing outdoor wood fired boilers (with reference to State requirements).
- Wireless Communications Facilities – Attorney Smith will review and discuss regulations with Jackie Hollenbach before proposing regulations for Township officials' consideration for inclusion in the Zoning Ordinance.
- Section 9.04 Bed and Breakfasts – Jackie will look at the proposed additional regulations for inclusion and will update the definition, if necessary.
- Section 9.15 Forestry and Timbering – Jackie Hollenbach will review and propose possible regulations for Township officials' consideration.
- Section 9.18 – Title should be changed to "Horse Stable/Riding Academy".
- Food Truck Regulations – Jackie Hollenbach will look into how other municipalities regulate food truck activity.

NEW BUSINESS

Zoning Hearing Board Application – 55 Deysher Road – A variance application was received from Keegan & Melanie Linder, 55 Deysher Road seeking relief from the 30' side yard setback to construct a 24' x 24' detached garage. The Planning Commission may review the variance application and provide comments to the Zoning Hearing Board. After a brief discussion, the Planning Commission offered no comments on this application to pass along to 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 June 25, 2019.

There being no further business, the meeting was adjourned at 9:09PM on a motion by Nathan Roush, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall
Secretary