

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
July 27, 2021**

The monthly meeting of the Rockland Township Planning Commission was held on July 27, 2021 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nancy Ogden, and William Fredericks. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor Nathan Ohlinger, Township Supervisor Michele Albright, Jackie Hollenbach from Mack Engineering and interested citizens.

The minutes of the June 29, 2021 Planning Commission meeting were reviewed. On a motion by William Fredericks, seconded by Nancy Ogden, the minutes of the June 29, 2021 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

OLD BUSINESS

Zoning Hearing Board Decision – 16 Stimmel Road – A written decision from the Zoning Hearing Board was received for 16 Stimmel Road (Harold & Elsie Weaver). The applicants' request for a variance from Section 9.02.4 of the Rockland Township Zoning Ordinance was granted to construct an agricultural hoop building at a minimum of 35' from the adjoining neighbors' property line and 60' from the roadway.

Zoning Ordinance Review/Amendment Project Update – Jackie Hollenbach, Mack Engineering provided suggested regulations pertaining to agritainment (Section 9.02.3) for Township officials' review and consideration. After a brief discussion, Township officials recommended a few minor changes and requested that Jackie Hollenbach and Jim Smith work on language and/or regulations to address smaller scale events. In addition, Jackie Hollenbach and Jim Smith agreed to work on the language in Section 9.02.3(B) pertaining to ownership/operation.

The following topics were also discussed during the Zoning Ordinance review/discussion:

- **Outdoor Wood Burning Stoves** - Jackie Hollenbach recommended the inclusion of regulations pertaining to outdoor wood burning stoves in the Township's Burning Ordinance.
- **Manufactured Homes, Mobile Homes and Modular Homes** – Since the term “mobile home” refers to a manufactured home built prior to June 15, 1976 which was not constructed to HUD standards (and since mobile homes were essentially obsolete after 1976), Jackie Hollenbach changed “mobile” to “manufactured” homes and “manufactured” home parks, etc. throughout the ordinance. Also, since our area still refers to mobile homes and since there may still be such homes built prior to June 15, 1976 in the Township, Jackie Hollenbach kept a definition for mobile home and included a reference to the manufactured homes section.
- **Governmental Use vs. Municipal Use** – Township officials agreed to combine governmental use and municipal use under the more broad definition of “governmental use”.
- **Agricultural Disclaimer** – Jackie Hollenbach recommended the agricultural disclaimer in Section 4.09 remain in the ordinance. The disclaimer should be added to any new subdivision or land development plans in the AP District; however, such disclaimer shall not be required to be placed in the deed(s).
- Township officials recommended Jackie Hollenbach and Jim Smith work on language in Section 4.06 to further clarify the Township's intent to limit residential development in the AP District and to enforce the maximum number of new lots to be created per the previous ordinance.

NEW BUSINESS

Zoning Hearing Board Application (Special Exception) – 22 Deysher Road – Rockland Township received an application for a Special Exception for 22 Deysher Road from Eric & Robyn Zepp on July 2, 2021. The application seeks a special exception for the purpose of utilizing an existing garage as a home-based fabrication shop (welding, cutting, grinding and painting). The Planning Commission may submit comments to the Zoning Hearing Board regarding this special exception application. The public hearing is scheduled for Wednesday, August 18, 2021 at 7:00PM at the Rockland Township Building. After a brief review of the application, the Planning Commission offered no comments on this application to the Zoning Hearing Board.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 9:15PM on a motion by Nancy Ogden, seconded by Richard Mazich.

Respectfully submitted,

Karen Krall
Secretary