

ROCKLAND TOWNSHIP PLANNING COMMISSION

MEETING MINUTES July 28, 2020

The monthly meeting of the Rockland Township Planning Commission was held on July 28, 2020 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, William Fredericks, Nancy Ogden, Nathan Roush and William McFadden. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartenluft and interested citizens.

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

The minutes of the June 30, 2020 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by Nancy Ogden, the minutes of the June 30, 2020 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

Attorney David Sobotka (Rockland Township's Zoning Hearing Board Solicitor) was in attendance at tonight's meeting and provided an update to the Planning Commission members on the appeal of the Zoning Hearing Board's decision for 102 Beaver Creek Road.

OLD BUSINESS

Zoning Ordinance Review/Amendment Project Update – Township Solicitor Jim Smith led a review and discussion on the proposed changes to Article 4 (AP – Effective Agricultural Preservation District).

- Attorney Smith recommended the removal of the introductory paragraphs in each section.
- Section 403 (Accessory Uses Permitted by Right in the Effective Agricultural Preservation District) – Township officials recommended not removing the following text: "Other customary uses and structures accessory to the uses permitted by right, provided they are located on the same lot as the principal use and are clearly incidental to the principal use." Township officials want zoning regulations to allow for decks, private swimming pools, sheds, private tennis courts, etc. (those types of accessory structures/uses which are common to accompany a single-family dwelling).
- Section 4.04.9 (Public Recreational Uses) – Attorney Smith will review the definition(s) for recreation uses and propose revisions as deemed necessary.
- Section 4.04.10 – Change "churches" to "places of worship".
- Section 4.06.2 – Township officials suggested the inclusion of the year (2010) of the Zoning Ordinance when these regulations originally went into effect.
- Section 4.06.5 – Attorney Smith recommended removal of this section and recommended removal of the requirement to record the right of further subdivision in the deed(s).
- Section 4.09 – Attorney Smith recommended removal of the requirement to record such language with the deed(s). Township officials recommended keeping this language in the ordinance at a minimum and suggested moving the text to the introductory section.

Mr. Eric Girolamo, 21 Pricetown Road recommended Township officials consider amending the Township's current zoning regulations to allow for the use of shipping containers for storage on residential properties. Mr. Girolamo understands the main disadvantage of the use of shipping containers may be their appearance and suggested the Township consider adding requirements to prevent shipping containers from becoming eyesores (art, paint, privacy fencing/vegetation).

NEW BUSINESS

Sewage Facilities Planning Module – 228 Five Points Road (Lea barn conversion into residential home with primary and backup septic plus one replacement septic system for existing home) – Robert Wuerth, Township Sewage Enforcement Officer reviewed and signed the planning module submitted for 228 Five Points Road and forwarded the planning module to the Township Planning Commission for review and signature. The planning module will then need to be passed along to the Board of Supervisors for review and approval prior to submittal to PA DEP. On a motion by William McFadden, seconded by Nathan Roush, the Planning Commission approved the planning module for 228 Five Points Road for signature and forwarding on to the Board of Supervisors. There was no public comment. All were in favor. Motion carried.

August 2020 Planning Commission Meeting Rescheduled – At the request of Township Solicitor Jim Smith, on a motion by Richard Mazich, seconded by Nancy Ogden, the August 25, 2020 Planning Commission meeting is cancelled and rescheduled for Tuesday, September 1, 2020 at 7:30PM at the Rockland Township Building. The Secretary shall advertise notice of cancellation of the August 25, 2020 meeting and confirm the rescheduling of this meeting to Tuesday, September 1, 2020 at 7:30PM. There was no public comment. All were in favor. Motion carried.

PUBLIC COMMENT

Township residents in the New Jerusalem area were present at tonight's meeting and expressed concern to Township officials regarding recent violations of the Township Burning Ordinance. The residents were informed to file a written complaint with the Township.

Township residents who reside along Forgedale Road (near the Dryville area) were in attendance at tonight's meeting and inquired about a piece of land which was recently sold. It is believed that the new owner may plan to build a cemetery on the property. Township officials informed the residents that the Township has no knowledge or information with regard to the property owners' plans for the property, since no plans or permit applications have been submitted to the Township for review and approval at this time.

There was no additional public comment.

There being no further business, the meeting was adjourned at 9:46PM on a motion by William McFadden, seconded by William Fredericks.

Respectfully submitted,

Karen Krall
Secretary