

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
September 1, 2020**

The monthly meeting of the Rockland Township Planning Commission was held on September 1, 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 Wartzeluft, Jackie Hollenbach with Mack Engineering and interested citizens.

The meeting was called to order at 7:31PM by Chairman Richard Mazich.

The minutes of the July 28, 2020 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by Nathan Roush, the minutes of the July 28, 2020 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 Update** – Township Solicitor Jim Smith and Jackie Hollenbach led a review and discussion on the proposed changes to Articles 4-6.

- Section 4.02.6 – Amend language to read as follows: “Single-Family Detached Dwelling, but no more than one dwelling unit per lot.”
- Section 4.06.2 – Township officials discussed whether the rules established in this section are intended to override the previous subdivision plan or whether the previous subdivision plan rules are intended to override this section. After a brief discussion, the Township Solicitor and Jackie Hollenbach agreed to do some additional research and review these regulations further.
- Section 4.04.11 shall be moved to Section 4.03 (Accessory Uses).
- Section 5.02.5 – Amend language to read as follows: “Single-Family Detached Dwelling, but no more than one dwelling unit per lot.”
- Section 5.03.9 – Do not delete.
- Section 5.04.6 – “Commercial Communications Towers” will be replaced with “Wireless Communication Facilities”.
- Section 5.04.18 – Township Solicitor will review the definitions for recreational uses. After a lengthy discussion, Township officials recommended allowing low-impact outdoor recreational uses for profit which maintain the rural character of the Rural Conservation Zoning District (include examples).
- Add a section in Article 9 (Section 9.32) to help clarify what is allowed under low-impact outdoor recreational uses and include regulations to limit dusk-to-dawn operations in the Rural Conservation Zoning District and AP-Effective Agricultural Preservation Zoning District via Special Exception and include public recreational uses with lighting requirements for the Commercial Zoning District. Township officials agreed that municipal recreational uses should be listed as a permitted use.
- Section 5.04.11 – Move “intensive agricultural uses” to AP-Effective Agricultural Preservation Zoning District as a special exception use.
- Section 6.02.19 – Change to “Retail Sales Establishments, but not adult oriented establishments” and include a definition for Retail Sales Establishments.
- Section 6.02.20 – Change to “Retail Service Establishments, but not adult oriented establishments or tattoo parlors.”
- Section 6.02.21 – Change to “Single-Family Detached Dwellings, but no more than one dwelling unit per lot.”
- Section 6.03.7 – Do not delete.
- Section 6.04.6 – Add reference to Article 9 (Section 9.06) regulations and add/change definitions as required.

Township officials agreed to continue to discuss Section 6.04.4 (Adult/child day homes/centers for intermediate or long term care) and to review Article 7 (Environmental Protection Overlay District Regulations) at the next monthly Planning Commission meeting scheduled for Tuesday, September 29, 2020 at 7:30PM.

**NEW BUSINESS**

There was no new business.

**PUBLIC COMMENT**

Mr. Eric Girolamo, 21 Pricetown Road inquired as to when Township officials would be reviewing and discussing Article 8 regulations (General Regulations). Mr. Girolamo wanted to be present when the Board considers the inclusion of language in the Zoning Ordinance which would allow the use of shipping containers for storage on residential properties including regulations to prevent shipping containers from becoming eyesores (art, paint, privacy fencing/vegetation) and also mentioned that he would prepare proposed language for Township officials' consideration for inclusion in the Township's Zoning Ordinance.

There was no additional public comment.

There being no further business, the meeting was adjourned at 9:10PM on a motion by Nancy Ogden, seconded by William McFadden.

Respectfully submitted,

Karen Krall  
Secretary