

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
March 27, 2018**

The monthly meeting of the Rockland Township Planning Commission was held on March 27, 2018 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush and Nancy Ogden. Also in attendance were: Township Solicitor Alfred W. Crump, Jr., Township Supervisor Nathan Ohlinger, Township Supervisor Duane Bennetch, Township Supervisor David Wartzenuft, Jaclyn Hollenbach and Matthew Mack from Ludgate Engineering and interested citizens.

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

The minutes of the February 27, 2018 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Nancy Ogden, the minutes of the February 27, 2018 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

**OLD BUSINESS**

**Zoning Hearing Board Application – 94 Lyons Road** – The Rockland Township Zoning Hearing Board held a public hearing on March 7, 2018 which was continued until March 14, 2018. On March 14, 2018, the Rockland Township Zoning Hearing Board rendered their decision on this variance application. The variance was granted. A written decision will follow shortly.

**Zoning Ordinance Review/Amendment Project** – Jackie Hollenbach and Matthew Mack from Ludgate Engineering led the review/discussion of Article 8 (General Regulations). The following revisions were discussed.

- Section 8.02 – Amend to read: “Every structure hereafter erected or moved shall be on a lot adjacent to a public road and shall be so located as to provide safe and convenient access for servicing, fire protection and required off-street parking.”
- Section 8.03 – Include amendment.
- Section 8.04.1 – Amend to read: “An accessory structure shall be constructed for a specific use, incidental to the principal structure/use. Accessory structures to a residential use shall not include recycled truck bodies, gutted mobile homes, used fuel tanks, storage pods or other objects or structures that were manufactured for another purpose.”
- Sections 8.04.2-8.04.6 – Township officials discussed the following regulations for residential accessory structures:
  - o Structures 800 sq. ft. of less no more than 15’ high may be located 10’ or 15’ from side or rear property line.
  - o All structures regardless of size must meet the required front yard setback of the underlying zoning district.
  - o Any structures over 800 sq. ft. or 15’ high must meet all setbacks in the underlying zoning district.
- Section 8.04.8 – Amend to read: “No permanent accessory building or structure shall be constructed on any lot prior to the construction of the principal structures or uses to which it is accessory.
- Section 8.04.9 – Amend to read: “Detached garages, greenhouses, and other outbuildings are permitted as accessory uses provided they meet the required setbacks....”
- Township officials discussed adding a definition to address “tiny homes” to distinguish from typical single-family dwellings and agreed to consider specific regulations for tiny homes. Ludgate Engineering will propose tiny home regulations and make some suggestions for consideration by Township officials.
- Section 8.04.11 – Change “tennis courts” to apply to all athletic-type courts.
- Section 8.04.12 (B) – Amend to read: “Animals and fowl kept within the confines of the residence are exempt from this Section; however, they may be governed by other Federal, State or local law and/or ordinance.”

- Section 8.04.12 - Ludgate Engineering provided Township officials with information pertaining to nutrient management, odor management and manure management. After a lengthy discussion, it was recommended that this section (containing regulations pertaining to keeping farm animals and fowl on a residential property) be referenced in the agriculture section. It was also recommended that Ludgate Engineering make suggestions with regard to minimum acreage required for keeping domestic farm animals, exotic animals and fowl on a residential property for consideration at next month's meeting.
- Section 8.04.14 – A suggestion was made to provide clarification on in-law quarters, which must have a shared kitchen. (No more than one dwelling unit is permitted on a lot.)
- Section 8.05.2 – Amend to read: “Buffer yards shall be provided wherever any of the following proposed uses would directly abut an existing residential use, excluding those on the opposite side of an existing street.”
- Section 8.05.2 (C) – Delete.
- Section 8.05.2 (F) – Add “excludes home-based occupations”.
- Section 8.05.3 (A) – Amend to read: “A buffer yard shall be at least 16 feet in width...”
- Section 8.05.3 (B) – Delete.
- Section 8.05.3 (F) – Add language to clarify that the dense planting screen shall be continuous.
- Section 8.05.3 (F)(iii) – Amend to read: “The screen planting shall be maintained permanently, and any plant material that dies shall be replaced within one year.”
- Section 8.05.3 (F)(iv) – Amend to clarify that screen planting(s) shall be located no closer than 3’ to the ultimate road right-of-way.
- Section 8.05.3 (F)(v) – Amend to read: “A buffer fence, when erected as a screen, shall not be less than six (6) feet nor more than eight (8) feet in height and shall be placed no closer than three (3) feet to the ultimate road right-of-way or property line.”
- Section 8.05.5 – Remove the last sentence.
- Section 8.06.3 – Change “highways” to “streets” (last word in this section).
- Section 8.08.1 (D) – Change “Rules and Regulations” to “Environmental Protection”.
- Section 8.08.4 (A) – Delete.
- Section 8.08.6 – Ludgate Engineering will review regulations for outdoor storage control from other Townships and suggest wording for this section.
- Section 8.09.2 – Include animal control fences.
- Section 8.13.1 – Include roof mounted solar panels.
- Section 8.16 – Ludgate Engineering will review regulations for outdoor storage from other Townships and suggest wording for this section.
- Section 8.17 – Amend to read: “No structure may be erected, altered or used...”
- Section 8.18 – Include private utilities.
- Section 8.19 – Delete.

Township officials agreed to review and discuss Article 9 (Performance Standards for Certain Principal Uses) at the April 24, 2018 Planning Commission meeting.

### **NEW BUSINESS**

There was no new business.

### **PUBLIC COMMENT**

There was no public comment. There being no further business, the meeting was adjourned at 9:46PM on a motion by Nathan Roush, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall  
Secretary