

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
April 24, 2018**

The monthly meeting of the Rockland Township Planning Commission was held on April 24, 2018 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, Nancy Ogden and Bill McFadden. Also in attendance were: Township Solicitor Alfred W. Crump, Jr., Township Supervisor David Wartzenuft, Jaelyn Hollenbach from Ludgate Engineering and interested citizens.

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

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

Planning Commission Vacancy – Harold (Herb) Meadway passed away on March 28, 2018. Herb Meadway served on the Planning Commission since 1995 and also served just shy of ten years as a Township Supervisor. William Fredericks, 118 Beaver Creek Road, expressed interest in serving on the Planning Commission and was present at the April 10, 2018 Board meeting to meet the elected Township officials. The Board of Supervisors appointed Mr. William Fredericks to fill the vacancy on the Planning Commission (term ending December 2019) at their April 10, 2018 monthly meeting. Mr. Fredericks was not able to attend tonight's meeting.

NEW BUSINESS

Longswamp Township Amended Official Map & Corresponding Ordinance – Rockland Township received correspondence from Longswamp Township requesting comments on the draft amended Official Map and Correspondence Ordinance by June 1, 2018. Longswamp Township intends to hold a hearing on June 12, 2018 at 7:00PM. Planning Commission members briefly discussed the map and ordinance and offered no comments.

OLD BUSINESS

Zoning Ordinance Review/Amendment Project – Jackie Hollenbach from Ludgate Engineering led the review/discussion of Article 9 (Performance Standards for Certain Principal Uses). The following revisions were discussed.

- Ludgate Engineering provided a definition for outdoor storage (as discussed at last month's meeting) and also provided recommended regulations. Township officials agreed to amend #7 to read: "Trash, rubbish, garbage refuse or junk is not considered outdoor storage and is regulated under the Property Maintenance Code adopted by the Township.
- Ludgate Engineering provided a definition for "tiny houses" and offered proposed regulations. After discussion, Township officials agreed not to include any regulations for tiny houses (and wait to see if the building code changes to specifically address tiny houses).
- Ludgate Engineering provided proposed regulations for the noncommercial keeping of domestic farm animals and fowl on lots smaller than ten acres, accessory to an existing single family dwelling. It was recommended that this section be moved to the general agriculture section. Township officials agreed that the application of the animal equivalent unit(s) to regulate animals on a residential lot is complicated and confusing and suggested perhaps returning to regulations as outlined in the Township's previous zoning ordinance (prior to 2010). The Township Secretary was to provide a copy of the previous zoning regulations where the Township stated a fixed number of animals allowed depending on the size of the residential lot. A conservation plan and manure management plan should be required.

- Article 9 - Add the following note at the beginning of this section: "All of the following uses are required to meet parking space requirements in Section 10.04."
- Section 9.02 - Move the section containing regulations for the keeping of farm animals on residential lots less than ten acres to this section (to keep agriculture sections together).
- Section 9.02.2 - Last sentence shall read: "Animals not defined in the AEU table of Section 2.02.15 shall be limited to one AEU (1.0) per acre of land suitable and available on the farm for manure application on an annualized basis."
- Section 9.02.3 - Amend to read: "Other than a dwelling or residential accessory building, farm outbuildings for general agricultural activities not involving animal husbandry shall not be constructed closer than one hundred (100) feet to any property line."
- Section 9.02.4 - Change "two hundred (200) feet from all property lines and dwellings" to "one hundred (100) feet from all property lines and dwellings".
- Section 9.02.5 - Delete.
- Section 9.02.7 - Amend to read: "Crop storage areas shall meet the required front, side or rear yards of the underlying zoning district."
- Section 9.03.3 - Change "within four hundred feet (400') of any lot line" to "within two hundred feet (200') of any a lot line".
- Section 9.03.10 - Delete.
- Section 9.03.13 - Amend to read: "New or expanded manure storage facilities or structures or concentrated feeding areas used for the keeping of livestock or poultry must meet required setbacks in the PA Nutrient Management Act and must comply with all State, County and local requirements, including all PA Department of Environmental Protection wellhead protection provisions."
- Section 9.03.14 - Delete.
- Section 9.03.16 - Change date of "December 12, 1997" to "June 29, 2012 and future editions".
- Provide definition for "Bed and Breakfast Unit" (to include other accommodations where people/hosts list and rent out their unused spaces to travelers searching for accommodations).
- Section 9.04.7 - Delete.
- Section 9.04.11 – Add a note to specify that the same regulations apply when breakfast is not served. Township officials briefly discussed airbnb rentals.

Township officials agreed to continue to review and discuss Article 9 (Performance Standards for Certain Principal Uses) at the May 29, 2018 Planning Commission meeting.

There was no additional new business.

PUBLIC COMMENT

There was no public comment. There being no further business, the meeting was adjourned at 8:54PM on a motion by Bill McFadden, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall
Secretary