

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
May 29, 2018**

The monthly meeting of the Rockland Township Planning Commission was held on May 29, 2018 beginning at 7:30PM. The following members of the Planning Commission were present: Nathan Roush, Nancy Ogden, William Fredericks and William McFadden. Also in attendance were: Township Solicitor Alfred W. Crump, Jr., Township Supervisor David Wartzenuft, Township Supervisor Duane Bennetch, Jaclyn Hollenbach from Ludgate Engineering and interested citizens.

The meeting was called to order at 7:31PM by Vice Chairman, Nathan Roush.

The minutes of the April 24, 2018 Planning Commission meeting were reviewed. On a motion by Bill McFadden, seconded by Nancy Ogden, the minutes of the April 24, 2018 Planning Commission meeting were approved as presented. There was no public comment. Nancy Ogden, Nathan Roush and Bill McFadden voted in favor of approving the April 24, 2018 meeting minutes. William Fredericks abstained. Motion carried.

NEW BUSINESS

Zoning Hearing Board Application – An application was received from Kenneth & Beth Fronheiser, 147 Fredericksville Road requesting a variance from Section 8.04.2 of the Rockland Township Zoning Ordinance to build a 1,360 sq. ft. garage. The hearing is scheduled for Wednesday, June 6, 2018 at 7:00PM at the Rockland Township Municipal Building. The Planning Commission may provide comments on this application to the Zoning Hearing Board. After a brief discussion, on a motion by William Fredericks, seconded by Nancy Ogden, the Planning Commission made a recommendation to the Zoning Hearing Board to grant the requested variance and grant the necessary relief from Section 8.04.2 of the Rockland Township Zoning Ordinance (since the Planning Commission is currently in the process of reviewing and updating the Township's Zoning Ordinance and anticipates modifications to Section 8.04.2 – specifically changes to the regulations pertaining to the maximum size of accessory detached structures allowed). There was no public comment. All were in favor. Motion carried.

Seven-Year Review of Rockland Township's Agricultural Security Area – The Township Solicitor informed the Planning Commission members that the Board of Supervisors will be conducting a seven-year review of the Township's Ag Security Area and intends to hold a public hearing in late August or early September 2018. As part of this process, the Board is requesting the Township Planning Commission review the Ag Security Area and make any recommendations. The Township Solicitor recommended the Planning Commission members review the list of properties in the Ag Security Area prior to next month's meeting.

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.

- Section 9.06.5 – Delete.
- Section 9.07.3 – Amend to read: "...an existing residential use or district."
- Section 9.08 – Add requirement that any clinic must demonstrate that all human waste will be disposed in a safe manner (possible holding tank requirement).
- Section 9.10.1 – Amend to require a minimum area for commercial campground use of ten (10) acres instead of twenty-five (25) acres.

- Section 9.10.9 – Amend to read: “Each campsite shall be occupied by only one camping unit.”
- Section 9.10.10 – Amend to read: “No permanent structures shall be permitted on any campsite lot.”
- Section 9.10.11 – Amend to read: “Occupancy at a campsite shall only be permitted between the months of March 1 through November 15. All unoccupied camping units shall not be permitted to remain on the campsite.”
- Section 9.10.13 – Include the following language: “including, but not limited to, camp store, exercise room, pool, laundromat, arcade, café, etc.”
- Section 9.11.4 (P) – Change “maximum height of eight (8) feet” to “minimum height of eight (8) feet”.
- Section 9.13.5 – Add this section to read: “No more than two (2) unrelated persons may be employed.”
- Section 9.14.4 – Delete.
- Section 9.17.2 – Amend to read: “Home occupations shall be conducted only in the principal residential structure or in an existing accessory building of 1,000 sq ft or less on the same lot.”
- Section 9.17.3 – Amend to read: “Home occupations shall not occupy more than twenty-five (25) percent of the gross floor area of the dwelling unit or an entire basement.”
- Section 9.17.4 (B) – Remove duplicate “B.”.
- Section 9.17.7 – Delete.

Township officials agreed to continue to review and discuss Article 9 (Performance Standards for Certain Principal Uses) at the June 26, 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 9:00PM on a motion by Bill McFadden, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall
Secretary