

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
July 31, 2018**

The monthly meeting of the Rockland Township Planning Commission was held on July 31, 2018 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, William Fredericks, Nancy Ogden and William McFadden. Also in attendance were: Township Solicitor Alfred W. Crump, Jr., Township Supervisor David Wartzeluft, Township Supervisor Nathan Ohlinger, Jaclyn Hollenbach from Ludgate Engineering and interested citizens.

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

The minutes of the June 26, 2018 Planning Commission meeting were reviewed. On a motion by Nancy Ogden, seconded by William Fredericks, the minutes of the June 26, 2018 Planning Commission meeting were approved as presented. There was no public comment. Motion carried.

OLD BUSINESS

Zoning Hearing Board Variance Application (147 Fredericksville Road) – The Rockland Township Zoning Hearing Board rendered their decision on the variance application for 147 Fredericksville Road, and the written decision from the Zoning Hearing Board was received. The variance was granted with conditions.

Zoning Ordinance Review/Amendment Project – Jackie Hollenbach from Ludgate Engineering led the review/discussion of Article 10 (Parking and Loading Regulations) and Article 11 (Signs). The following revisions were discussed:

- Section 10.2.10 – Add text to clarify that when the required number of parking spaces is computed and a fraction of a parking space results, any fraction equal to ½ or over ½ shall necessitate the provision of a full parking space.
- Section 10.2.12 – Add text to clarify that Section 10.2.12 applies except for residential properties.
- Section 10.2.14 – Add text: Parking on residential lots must be on an approved area and no portion of any vehicle shall be permitted to extend over the 10' setback line from the property line or the 10' setback line from the road right-of-way.
- Section 10.3.1 – Change parking space minimum requirement to 9'x18'.
- Section 10.3.2 – Delete existing text and replace with text to clarify that parallel parking spaces shall have a minimum dimension of 8'x22'.
- Section 10.3.7 (C) – Add text to clarify that the distance shall be measured from edge of pavement.
- Section 10.3.7 (D) – Remove existing text and replace with text stating that when the proposed entrance is to a state highway, the applicant shall obtain a PennDOT highway occupancy permit.
- Section 10.4.3 – Change “beds” to “clients”.
- Section 10.4.4 – Change “residents” to “clients”.
- Section 10.4.13 – Add “Commercial” to specify that parking requirements apply for commercial horse stables/riding academies (not private stables).
- Section 11.2.4 – Add definition for an “official sign” (to include directional and regulatory signs).
- Section 11.4.8 – Change “maximum area of thirty (30) square feet” to “maximum area of thirty-two (32) square feet”.
- Section 11.6.2 – Change “freestanding” to “free-standing”.
- Section 11.7.3 – Add text to clarify that digital signs are permitted, see Section 11.8.4.
- Section 11.7.4 – Delete.
- Section 11.7.10 – Delete.
- Section 11.7.11 – Delete.

- Section 11.8.1 – Change “freestanding” to “free-standing”.
- Section 11.8.2 – Change “freestanding” to “free-standing”.
- Section 11.8.3 – Add text to clarify that this section applies only to signs located within the required line of site (ROW area) and change language since a sign cannot be on the ground and have 3’ clearance.
- Section 11.8.5 – Change “freestanding” to “free-standing” and clarify that that signs shall be kept out of the road ROW.

Township officials agreed to review and discuss Article 12 (Nonconformities) at the August 28, 2018 Planning Commission meeting.

NEW BUSINESS

Agricultural Security Area Application – An application was received by the Township requesting the inclusion of land to the Township’s Ag Security Area (from Nancy Ogden, 213 Forgedale Road). On a motion by Nathan Roush, seconded by Bill McFadden, the Planning Commission recommended the inclusion of 213 Forgedale Road (Property ID#: 75-5451-03-12-1231, 10.31 acres) to the Township’s Ag Security Area. Nancy Ogden abstained. All were in favor. Motion carried.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 8:25PM on a motion by Nathan Roush, seconded by Richard Mazich.

Respectfully submitted,

Karen Krall
Secretary