

ROCKLAND TOWNSHIP PLANNING COMMISSION

MEETING MINUTES January 28, 2020

The monthly meeting of the Rockland Township Planning Commission was held on January 28, 2020 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, William Fredericks, Nathan Roush and Nancy Ogden. Also in attendance were: Township Solicitor Jim Smith, Township Engineer Jessica Adams, Jackie Hollenbach, Township Supervisor Michele Albright, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartzluft and interested citizens.

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

The meeting was turned over to the Township Solicitor. The Solicitor opened the nominations for Chairman. On a motion by Nancy Ogden, seconded by William Fredericks, Richard Mazich was nominated to serve as Chairman of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of Richard Mazich to serve as Chairman. Motion carried.

The Township Solicitor opened the nominations for Vice Chairman. On a motion by Nathan Roush, seconded by Nancy Ogden, William Fredericks was nominated to serve as Vice Chairman of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of William Fredericks to serve as Vice Chairman. Motion carried.

The Township Solicitor opened the nominations for Secretary. On a motion by Richard Mazich, seconded by Nathan Roush, Karen Krall was nominated to serve as Secretary of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of Karen Krall to serve as Secretary. Motion carried.

The Township Solicitor turned the meeting back over to Chairman Richard Mazich.

The minutes of the November 26, 2019 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Richard Mazich, the minutes of the November 26, 2019 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

OLD BUSINESS

Hogan Learning Academy Land Development Plan – 73 Lyons Road – Brian Boyer, Boyer Engineering submitted the following documents for Township review:

- Response letter prepared by Boyer Engineering, LLC dated 12/18/19
- Waiver request letter dated 12/19/19
- Preliminary Land Development Plans prepared by Boyer Engineering, LLC (12 sheets dated 5/1/19, last revised 11/15/19)
- Wetland Delineation Report prepared by Aqua-Terra Environmental Ltd. dated 5/17/19
- Well Testing Information for 1/1/19 to 12/1/19 prepared by TLT Well Pumps, LLC
- Stormwater Management Report dated 4/9/19, last revised 12/3/19
- PHMC (Pennsylvania Historical & Museum Commission) Project Review Form dated 8/17/19
- Sanitary Sewer Analysis (Historic Rockland Elementary School Enrollment) dated 10/23/19

Jessica Adams, LTL Consultants, Ltd. (Township Engineer) provided a review letter dated January 21, 2020. The Township Engineer, Mr. Boyer and the Planning Commission discussed each item referenced in the review letter. Mr. Boyer informed the Planning Commission that he is awaiting E&S approval and PennDOT approval. Mr. Boyer informed the Planning Commission that he is concerned about costs associated with the entire project (construction costs plus escrow amounts, etc.) and proposed completing the work in phases. Phase 1 of the project would include adding additional parking spaces and adding bathrooms inside the school, and also would include a modular to accommodate the administrative office. Phase 2 would include the building addition. After a brief discussion, the Planning Commission recommended two separate Final Plans (one for Phase 1 and one for Phase 2).

Township officials questioned the intended purpose/use of the building addition and whether there would be any proposed or planned increase in the number of students which could impact sewage requirements. The Planning Commission also discussed the requested waivers. On a motion by William Fredericks, seconded by Richard Mazich, the Planning Commission recommended approval of the requested waivers of the following sections of the Subdivision and Land Development Ordinance:

- Section 4:205.H – Perform a traffic impact study
- Section 4:205.J – Perform a hydrogeological impact study
- Section 5.966.b.5 – To provide curb at parking islands
- Section 6:209 – To provide monuments at all lot corners
- Section 6:211.A – To provide street lights along existing streets abutting the development

There was no public comment. All were in favor. Motion carried.

On a motion by Richard Mazich, seconded by Nathan Roush, the Planning Commission recommended approval of a waiver of Section 5:701.E of the Subdivision and Land Development Ordinance to provide a cistern or similar containment facility for fire protection, contingent upon review and approval by the Fire Marshal and the Building Code Official. There was no public comment. All were in favor. Motion carried.

On a motion by William Fredericks, seconded by Richard Mazich, the Planning Commission recommended approval of the Hogan Learning Academy Preliminary Land Development Plan contingent upon adequately addressing the items listed in the January 21, 2020 LTL Consultants, Ltd. review letter, as discussed. There was no public comment. All were in favor. Motion carried.

Zoning Ordinance Review/Amendment Project Update – Attorney Jim Smith had no updates for review/discussion this month. Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month's meeting to be held on February 25, 2020.

NEW BUSINESS

Zoning Hearing Board Application – 228 Five Points Road – An application was received from Robert & Therese Lea (guardians of the estate of Charles Sydney Lea) to request the necessary relief to allow the renovation of the existing bank barn at 228 Five Points Road for another residence. The Planning Commission may provide comments on this application to the Zoning Hearing Board. After a brief review of the application and discussion, the Planning Commission offered no comments to forward on the Zoning Hearing Board.

Zoning Hearing Board Application – 102 Beaver Creek Road – An application was received from Gary Mengel requesting a special exception to allow the conversion of a single-family dwelling on the property at 102 Beaver Creek Road into two dwelling units. The Planning Commission may provide comments on this application to the Zoning Hearing Board. The Planning Commission briefly reviewed and discussed this application. During the discussion, the Planning Commission noted that there appears to be multiple existing dwellings on this property, which raised serious concerns about how sewage is being handled for each of the existing dwellings – not to mention the increased sewage flow associated with adding an additional dwelling unit. The Planning Commission expressed concern that the granting of a special exception in this particular case would be inconsistent with the planning goals of the Township. Furthermore, the Planning Commission is concerned with compliance of the following conditions which shall be met pertaining to residential conversions: Section 8.19.2.A (the lot area per family is not reduced to less than the minimum lot area per family) and Section 8.19.2.C (provisions for adequate water supply and waste disposal shall be made in accordance with the requirements of PA DEP). The Secretary was instructed to forward these comments on to the Zoning Hearing Board.

PUBLIC COMMENT

Township Supervisor Nathan Ohlinger suggested Township officials consider the inclusion of a grandfather clause for structures built without the necessary permits after several years, so complaints could not be filed for such structures at a later date. After a brief discussion, Township officials determined that such a clause would not be consistent with the ordinances adopted by the Township and would merely promote the desire to violate the existing regulations which were determined to be good for our community.

Township Supervisor Nathan Ohlinger informed Township officials that he would like the Township to consider adoption of an ordinance which would require any persons who damage the Henry Road Bridge to be held accountable for repair costs of any damages. The Township Solicitor informed Mr. Ohlinger that such an ordinance would not be necessary. Anyone who damages the bridge could legally be held accountable, as long as the Township can adequately identify vehicles in the act of damaging the bridge. The Township Solicitor recommended Township officials consider the installation of cameras at the Henry Road Bridge to adequately identify vehicles when damage to the bridge occurs.

There was no additional public comment.

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

Respectfully submitted,

Karen Krall
Secretary