

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
November 26, 2019**

The monthly meeting of the Rockland Township Planning Commission was held on November 26, 2019 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, William Fredericks, Nathan Roush, Nancy Ogden, and William McFadden. Also in attendance were: Township Solicitor Jim Smith, Jackie Hollenbach, Township Supervisor Duane Bennetch, 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 minutes of the October 29, 2019 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by William Fredericks, the minutes of the October 29, 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 is working on addressing the items outlined in the Township Engineer’s review letter dated September 19, 2019 and does not plan to attend tonight’s meeting. Mr. Boyer may plan to attend next month’s meeting on December 17, 2019. The deadline for plan review by the Planning Commission is March 31, 2020 (since a time extension request was previously granted until April 14, 2020 to review and act on the Hogan Learning Academy Land Development Plan). On a motion by William McFadden, seconded by Nancy Ogden, the Planning Commission tabled the Hogan Learning Academy Land Development Plan. There was no public comment. All were in favor. Motion carried.

Zoning Ordinance Review/Amendment Project – As discussed at previous Planning Commission meetings, Township Solicitor Jim Smith reviewed Articles 1-4 of the final draft of the Zoning Ordinance and provided the Planning Commission with his review comments in advance of tonight’s meeting. The Planning Commission discussed the proposed changes to Articles 1-4, as recommended by Attorney Smith. Among the topics discussed were as follows:

- Attorney Smith noted that several definitions (such as bed and breakfast inn, bed and breakfast unit, dwelling, dwelling unit, single-family detached dwelling, and family) will need to be looked at further to make sure the definitions are as intended relating to airBnBs vs. bed and breakfast units.
- Jackie Hollenbach agreed to review the street/roadway classifications in the Eastern Berks Joint Comprehensive Plan in order for the Township Solicitor to determine whether or not the inclusion of certain street definitions (such as minor arterial, major/minor collector and local roads) will be necessary or may need to be revised.
- Attorney Smith advised Township officials that Jackie Hollenbach incorporated proposed wireless communication (cell towers) language into the draft ordinance.
- Township officials agreed to include references to the specific section number(s) within the Zoning Ordinance which include applicable regulations pertaining to each permitted use.
- Township officials discussed the uses permitted by right, accessory uses permitted by right, and uses permitted by special exception for the AP – Effective Agricultural Preservation District. While doing so, Township officials agreed that the wording in Section 4.03.7 is too broad and requested that Jackie Hollenbach review Section 4.03 and add additional, more common uses to the accessory uses permitted by right.
- Attorney Jim Smith informed Township officials that he will review the language in Section 4.09 and would like to take the three references and incorporate them into one subsection.

Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month’s meeting to be held on December 17, 2019.

NEW BUSINESS

Oley Hills Region – Draft Berks County Bicycle and Pedestrian Transportation Plan – The Berks County Planning Commission staff has been undertaking a revision to the 2010 Bicycle and Pedestrian Transportation Plan. This Plan serves as the non-motorized component of the Long Range Transportation Plan. Rockland Township received correspondence on November 8, 2019 from Michael Golembiewski, Berks County Planning Commission including a spreadsheet with projects listed in separate sections for bicycle and pedestrian suggestions, and planned projects that are either studied, under way or specifically requested by local officials. County officials are requesting that municipal officials review these sheets and provide any comments on the process or anything the County may have missed by December 16, 2019. The Planning Commission members reviewed this correspondence and offered no comments.

Proposed 2020 Planning Commission Meeting Dates – A list of proposed 2020 meeting dates for the Planning Commission was prepared by the Secretary. All meeting dates in 2020 were proposed to be held on the last Tuesday of each month with the exception of April 2020 (conflict with Primary Election Day scheduled for April 28, 2020) and December 2020 (members preferred not to meet between the Christmas and New Year's holidays). On a motion by William McFadden, seconded by William Fredericks, the proposed 2020 meeting dates were approved for advertising. There was no public comment. All were in favor. Motion carried.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 9:00PM on a motion by William McFadden, seconded by William Fredericks.

Respectfully submitted,

Karen Krall
Secretary