

ROCKLAND TOWNSHIP PLANNING COMMISSION

MEETING MINUTES June 30, 2020

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

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

The minutes of the February 25, 2020 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by William Fredericks, the minutes of the February 25, 2020 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

Darryl & Lisa Hilbert, 64 Hertzog School Road requested to speak to the Planning Commission. Chairman Mazich confirmed that the Hilberts were willing to wait until the public comment portion of tonight's meeting to address the Planning Commission.

OLD BUSINESS

Smoke-Mine Minor Subdivision (Annexation) Final Plan – Smoketown Road/Mine Road/Cider Mill Road – This plan proposes a combination of consolidation and annexation of four existing lots/parcels to result in two lots. The plan proposes to annex portions of the existing parcels fronting Cider Mill Road (12 Cider Mill Road, owned by the William B. Weaver Revocable Trust) to the existing Lot 1 and Lot 2. Lot 1 is located at 33 Mine Road. Lot 2 is located at 43 Smoketown Road. There is no development currently proposed on the resulting Lots 1 and 2. *The deadline for PC action on this plan is 6/30/2020 (since plan review period expires 7/24/2020).* Information submitted for review since the 2/25/2020 Planning Commission meeting include the following items:

- Berks County Planning Commission Review Letter dated 2/28/2020
- Revised Final Plan dated 3/16/2020
- Waiver Request Letter dated 3/16/2020
- Response Letter from Berks Surveying & Engineering dated 3/16/2020
- 2nd Final Plan Review Letter from Jessica Adams, LTL Consultants, Ltd. dated 3/30/2020
- Revised Final Plan dated 5/7/2020
- Waiver Request Letter dated 5/7/2020
- Response letter from Berks Surveying & Engineering dated 4/23/2020
- Legal Descriptions for Annexation Areas (2) dated 5/7/2020
- 3rd Final Plan Review Letter from Jessica Adams, LTL Consultants, Ltd. dated 5/22/2020
- Revised Final Plan dated 6/16/2020 (with added §4.06 language notes)
- **Waiver Request Letter dated 6/16/2020**
- Response Letter from Berks Surveying & Engineering dated 4/23/2020
- **4th Final Plan Review Letter from Jessica Adams, LTL Consultants, Ltd. dated 6/30/2020**

Township Solicitor Jim Smith and Dan Graybill from Berks Surveying & Engineering recently worked out the deed restriction language regarding allowance for future subdivision, and this language has been added to the plan. The Planning Commission and Township Engineer briefly discussed the waivers requested via letter from Berks Surveying & Engineering dated 6/16/2020. On a motion by William Fredericks, seconded by William McFadden, the requested waivers from the requirements of the Township's Subdivision and Land Development Ordinance were approved by the Planning Commission (and the Planning Commission recommends the Board do the same): Section 4:204.N (Soils Data), Section 4:204.O.3 (Wetland Delineation), Section 5:501.D (Lot Depth to Width Ratio), Section 6:201.D (Cartway Width/Paving), Section 6:208 (Street Monuments) and Section 6:209 (Lot Corner Monuments). There was no public comment. All were in favor. Motion carried.

Township Engineer, Jessica Adams confirmed that all pending items on 4th Final Plan review letter dated 6/30/2020 for the Smoke-Mine Minor Subdivision (Annexation) Plan have been addressed, and the Final Plan is ready for consideration for approval by the Planning Commission. On a motion by Nancy Ogden, seconded by Richard Mazich, the Smoke-Mine Minor Subdivision (Annexation) Final Plan was approved for signature and forwarding on to the Board of Supervisors for final approval. There was no public comment. All were in favor. Motion carried.

Hogan Learning Academy Land Development Plan – Final Plan - PHASE 1 – 73 Lyons Road – Phase 1 proposes the construction of 26 parking spaces, Infiltration Bed A and associated structures, a portion of buffer yard landscaping and directional signs. *The deadline for PC action on this plan is 6/30/2020 (since plan review period expires 7/16/2020).* Information submitted for review since the last Planning Commission meeting include the following items:

- Revised Final Plan PHASE 1 dated 2/25/2019
- Stormwater Management Report PHASE 1 dated 2/24/2019
- PHMC Form
- Response Letter from Boyer Engineering dated 3/17/2020
- PennDOT Highway Occupancy Permit dated 2/19/2020
- Letter from the Berks County Conservation District dated 4/9/2020
- 1st Final Plan–Phase 1 Review Letter from Jessica Adams, LTL Consultants, Ltd. dated 4/21/2020
- Revised Final Plan PHASE 1 dated 5/13/2020
- Revised Stormwater Management Report dated 5/13/2020
- Response Letter from Boyer Engineering dated 6/4/2020
- Cost Estimate dated 2/27/2020
- **2nd Final Plan-Phase 1 Review Letter from Jessica Adams, LTL Consultants, Ltd. dated 6/19/2020**

Mr. Brian Boyer from Boyer Engineering informed the Planning Commission that he is waiting to submit a new final plan until after E&S and NPDES approval are received. After a brief discussion, the Township Engineer and Mr. Boyer from Boyer Engineering confirmed that all pending items in the latest 6/19/2020 2nd Final Plan review letter have been addressed, with the exception of E&S and NPDES approval and a few administrative-type items. On a motion by William McFadden, seconded by William Fredericks, the Planning Commission conditionally approved the Hogan Learning Academy Land Development Plan Final Plan – Phase 1 pending compliance with the Township Engineer’s 6/19/2020 review letter and pending E&S and NPDES approval. 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 July 28, 2020.

102 Beaver Creek Road – Zoning Hearing Board Decision & Appeal – A copy of the written decision of the Zoning Hearing Board for 102 Beaver Creek Road dated 2/25/2020 was provided to the PC members for informational purposes. The Zoning Hearing Board granted a special exception for the structure/dwelling designated as 102 Beaver Creek Road in order that said structure/dwelling may be used as a two-unit structure/dwelling with a capacity of no more than six tenants. The granting of this special exception is conditioned upon the applicant assuring the Township that the current water supply and septic system servicing 102 Beaver Creek Road are in compliance with all local, state and federal regulations and appropriate guidelines regarding the water and sewer systems for the number of tenants permitted in this decision. The granting of a special exception is also conditioned upon the subject property being inspected by the Township Sewage Enforcement Officer. Attorney Sobotka also requested that the PC members be informed of the “Court Order” scheduling a hearing in the appeal by Gary Mengel of the Zoning Board’s decision for 102 Beaver Creek Road. The hearing is scheduled for July 28, 2020 at 10:00AM.

228 Five Points Road – Zoning Hearing Board Decision – A copy of the written decision of the Zoning Hearing Board for 228 Five Points Road dated 2/25/2020 was provided to the Planning Commission members for informational purposes. The Zoning Hearing Board granted a variance to convert the existing stone barn on the property to a second dwelling unit provided the applicant installs a new well and septic system to service the second dwelling unit. The granting of this waiver was conditioned on the occupancy of the second dwelling unit by the applicant’s disabled brother only.

NEW BUSINESS

United States Postal Service Management Program Information for Local Planning/Zoning Boards –

The USPS provided the Township with a “National Delivery Planning Standards Guide” for builders and developers. Centralized delivery, through the use of Cluster Box Units (CBUs) is the preferred delivery method and box type. The Planning Commission briefly discussed the guide and information and agreed to take this information into consideration if/when the Township undertakes updating the Rockland Township Subdivision & Land Development Ordinance in the future.

PUBLIC COMMENT

Mr. Darryl Hilbert, 64 Hertzog School Road requested to speak to the Planning Commission. Mr. Darryl Hilbert informed the Planning Commission that he would like to construct a small addition on his property and inquired about the next steps required for approval to move forward with this project. He mentioned that to date he has obtained stormwater approval from Township Engineer Jessica Adams and inquired as to what he would need to do to obtain an exception to the approved minor drainage plan. Mr. Hilbert and the Township Engineer discussed the proposed changes to the erosion and sediment control plan, and both confirmed that the proposed changes would be acceptable (as long as some type of erosion and sediment controls are utilized on the property). The Township Engineer also informed Mr. Hilbert that the Township will need to receive a completed building permit application for this project. The completed permit application would then need to be reviewed by the Township Zoning Officer and one of the Township Building Code Officials for issuance of the necessary permits for this project. Mr. Hilbert was also informed that residential permit applications typically do not come before the Planning Commission or Board of Supervisors for approval, and the processing of permit applications by the Township code officials typically takes about two weeks or so.

Mr. William Schellenberger, 23 Bowers Road questioned the location of the Rockland Township/Maxatawny Township line. Mr. Schellenberger informed Township officials that he was interested in buying a piece of land from a neighboring property owner and was told he would need to have the property surveyed, so Mr. Schellenberger was questioning why he needed to do so. Township officials informed Mr. Schellenberger that if a piece of land was to be subdivided and new lot lines created, a survey would need to be performed and a plan prepared and submitted to the Township(s) for approval (regardless of where the Township line exists). Mr. Schellenberger also questioned the 45 mph speed limit on Bowers Road. Township officials informed Mr. Schellenberger that Bowers Road is a State road, and it is Township officials’ understanding that after conducting a speed study for this road, PennDOT determined the safe speed limit to be 45 mph for Bowers Road in Rockland Township and posting the road accordingly.

There was no additional public comment.

There being no further business, the meeting was adjourned at 8:18PM on a motion by Nancy Ogden, seconded by Richard Mazich.

Respectfully submitted,

Karen Krall
Secretary