

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
August 27, 2019**

The monthly meeting of the Rockland Township Planning Commission was held on August 27, 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 Alfred Crump, Township Supervisor David Wartenluft, Township Supervisor Duane Bennetch, Township Supervisor Nathan Ohlinger, and interested citizens.

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

The minutes of the June 25, 2019 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by Nathan Roush, the minutes of the June 25, 2019 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

OLD BUSINESS

Zoning Hearing Board Decision – 55 Deysher Road – The Rockland Township Zoning Hearing Board rendered their decision on the variance application for 55 Deysher Road, and the written decision from the Zoning Hearing Board was received by the Township. The Zoning Hearing Board granted a variance to the applicant to allow for the construction of a garage with a 7' setback from the lot line on the west side of the property.

Zoning Ordinance Review/Amendment Project – Attorney Crump provided an update on the following three items which Jackie Hollenbach and Jim Smith are currently working on:

- Wireless Telecommunication Towers – Jim Smith is still working on this section and hopes to have a draft by next month's meeting.
- Outdoor Wood-Fired Boilers – Jim Smith and Jackie Hollenbach are working on this section and a section will likely be added referencing the law (as previously discussed at a prior meeting).
- Short Term Rentals/AirBnBs – Jim Smith will likely recommend minor changes to definitions, etc. rather than adding an entire section once the final draft ordinance is available for review. These minor changes will address transient use and help to distinguish transient use from a single housekeeping unit.

Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month's meeting to be held on September 24, 2019.

NEW BUSINESS

Hogan Learning Academy Land Development Plan – On August 16, 2019, the Township received a land development plan for Hogan Learning Academy for Township review/approval to construct a building addition and parking lot expansion at its existing facility located at 73 Lyons Road. The following items were received:

- Application for review of Preliminary Land Development Plan
- Preliminary HOGAN LEARNING ACADEMY LAND DEVELOPMENT PLAN (11 copies)
- Sewage Planning Module Exemption
- Stormwater Management Report
- Drainage Plan Application
- Berks County Planning Commission Review Application (**forwarded to BCPC with review fee*)

On a motion by William McFadden, seconded by Nancy Ogden, the Hogan Learning Academy Land Development Plan was officially accepted for Township review. (LTL Consultants, Ltd. will provide a review letter prior to the 9/24/2019 Planning Commission meeting, since the plan was not received a minimum of 14 days prior to tonight's meeting). There was no public comment. All were in favor. Motion carried.

Amendment to the Longswamp Township Subdivision and Land Development Ordinance (SALDO) –

On August 9, 2019, Rockland Township received notification of Longswamp Township’s consideration of an ordinance to amend the Longswamp Township SALDO. This ordinance is limited to a change in definition of “land development” for conformity to the Municipalities Planning Code. A hearing on the proposed ordinance is scheduled for September 10, 2019 at 7:00PM. Any comments on this ordinance can be submitted to the Longswamp Township Office prior to the September 10, 2019 hearing. After a brief review/discussion, the Planning Commission offered no comments to pass along to Longswamp Township.

Berks County Blighted Property Committee – At the request of the Board of Supervisors, this item was added to this month’s meeting for discussion and input from the Planning Commission. The Planning Commission members were provided information on the Berks County Blighted Property Committee and were asked for input as to when the Township should consider the referral of a property to the Committee. The Planning Commission specifically discussed the property along Clay Valley Road and noted that it appears that efforts have been made to clean up the property and bring the property into compliance. Due to the fact that the efforts being taken by the Township code official seem to have resulted in some progress toward compliance, the Planning Commission unanimously agreed that the referral of this property to the Berks County Blighted Property Committee would be premature at this time.

PUBLIC COMMENT

Mr. William Schellenberger, 23 Bowers Road expressed concern with the speed of vehicles along Bowers Road and questioned why there are no speed limit signs posted along this road. Township officials informed Mr. Schellenberger that Bowers Road is a State road, so speed limit posting along Bowers Road would be PennDOT’s responsibility. Township officials also informed Mr. Schellenberger of the recent steps taken by the Board of Supervisors to attempt to address other speeding concerns along State roads (and Township roads) throughout the Township.

There was no additional public comment.

There being no further business, the meeting was adjourned at 8:10PM on a motion by William McFadden, seconded by Nathan Roush.

Respectfully submitted,

Karen Krall
Secretary