

# ROCKLAND TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES September 25, 2018

The monthly meeting of the Rockland Township Planning Commission was held on September 25, 2018 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 Alfred W. Crump, Jr., Township Supervisor Nathan Ohlinger, and Township Supervisor Duane Bennetch.

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

The minutes of the August 28, 2018 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by Nancy Ogden, the minutes of the August 28, 2018 Planning Commission meeting were approved as presented. There was no public comment. Motion carried.

### OLD BUSINESS

**Proposed Revisions to the District Township Zoning Ordinance** – Rockland Township received a copy of the proposed District Township Zoning Ordinance and Map for review and comment. A public hearing is scheduled for September 26, 2018 at the District Township Building, and any comments are requested by September 26<sup>th</sup>. Planning Commission members were asked to review the District Township Zoning Ordinance at last month's meeting and to provide any comments to pass along to District Township at tonight's meeting. On a motion by Richard Mazich, seconded by William McFadden, the Planning Commission did not have any comments to pass along to District Township, but appreciated the opportunity to review and comment. There was no public comment. All were in favor. Motion carried.

**Zoning Ordinance Review/Amendment Project** – The Township Solicitor and Jackie Hollenbach, Ludgate Engineering reviewed Article 13 in advance of tonight's meeting and recommended several revisions to Article 13. Township officials reviewed and discussed Article 13 and the recommended revisions by Ludgate Engineering and the Township Solicitor. The following revisions were discussed:

- Section 13.02.1: Amend to read: "Applications and permits. The Zoning Officer shall receive, examine and process all applications for necessary zoning permits and/or certificates of use and occupancy for the erection, construction, alteration, repair, extension, replacement, relocation, reinstitute, conversion, use, change of use and/or occupancy of land, buildings, structures, and/or signs in the township. The Zoning Officer shall record and file all applications for permits and accompanying plans and documents and keep them for public record."
- Section 13.02.1: It was recommended a definition be added for "repair".
- Section 13.02.3: Amend this section to read: "Complaints regarding violations. The Board of Supervisors may, and, when in receipt of a signed written complaint from a resident, stating fully the cause and basis thereof, instruct the Zoning Officer to investigate alleged violations of this Ordinance, provided, however, if contacted by emergency personnel, the Zoning Officer shall immediately investigate any complaints which the Zoning Officer considers an immediate threat to the health and welfare of the Township or residents. Said investigation shall be completed within thirty (30) days of receipt of said complaint by the Zoning Officer and a written report of all investigations of alleged violations of this Ordinance shall be prepared and delivered to the Board of Supervisors. After investigation, the Zoning Officer shall take action as provided in this Ordinance."
- Section 13.02.9: Delete this section.
- Remove 13.04: Remove "landscaping".

- Section 13.07.5 (vi) and Section 13.08.5: Added language as recommended by the Berks County Planning Commission per Act 36. This legislation amended the Pennsylvania Municipalities Planning Code to require that an electronic or mailed notice be sent to a property owner who has made timely request before voting on the enactment of a zoning ordinance or amendment thereto.
- Official Zoning Map: Township officials recommended the Commercial Zoning District on the zoning map at the Rockland/Maxatawny township line be extended to include the two properties (174 Lyons Road and 188 Lyons Road) which pay taxes to Rockland Township.

Jackie Hollenbach, Ludgate Engineering is hoping to have a draft of the updated Zoning Ordinance document available for Township officials by the October 30, 2018 meeting. It is anticipated that the draft document will then be officially reviewed and discussed at the November 27, 2018 Planning Commission meeting.

### **NEW BUSINESS**

**Zoning Hearing Board Application** – A variance application was received by the Township from William Davis Baseley II and Carol Baseley, 111 Schweitz Road to construct a detached garage approximately 15 feet from the property line. The required side yard setback is 30 feet. The Planning Commission may review the variance application and provide comments to the Zoning Hearing Board. On a motion by William Fredericks, seconded by William McFadden, the Planning Commission recommends the Zoning Hearing Board grant the variance and necessary relief to construct the proposed detached garage at 111 Schweitz Road, provided the applicant complies with all other applicable Township regulations and requirements (stormwater, building code, etc.). 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 8:09PM on a motion by Richard Mazich, seconded by William McFadden.

Respectfully submitted,

Karen Krall  
Secretary