

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
June 28, 2016**

The monthly meeting of the Rockland Township Planning Commission was held on June 28, 2016 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Herb Meadway, Nathan Roush, Nancy Ogden and Bill McFadden. Also in attendance were Linda Cluck, LTL Consultants (Township Engineer) and interested citizens.

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

The minutes of the May 31, 2016 Planning Commission meeting were reviewed. On a motion by Bill McFadden, seconded by Nathan Roush, the minutes of the May 31, 2016 Planning Commission meeting were approved as presented. There was no public comment. Motion carried.

OLD BUSINESS

Richard J. & Carol A. Blair Subdivision – Five Points Road – The Township received copies of the revised plan, a waiver letter and response letter from John Aston, Aston Surveyors. The Township Engineer provided a review letter dated June 24, 2016 (2nd Final Plan Review). Mr. John Aston was present and discussed the Township Engineer's review letter dated June 24, 2016 with the Planning Commission. Mr. Aston informed the Planning Commission that the bog turtle report was conducted, which was needed for the Planning Module. As soon as the letter/clearance is received from US Fish & Wildlife, the Planning Module will be submitted.

Zoning Ordinance Conformance: Mr. Aston agreed to add notes as suggested in the Township Engineer's review letter dated June 24, 2016 pertaining to the Environmental Protection Overlay Districts.

Subdivision & Land Development Ordinance Conformance: All items listed in the Township Engineer's review letter dated June 24, 2016 were discussed. The Township confirmed the street address of 38 Five Points Road for Lot 2, and the street address for Lot 2 is to be shown on the plan.

- Sections 4:303 & 4:204.M – On a motion by Nancy Ogden, seconded by Bill McFadden, the Planning Commission recommends the Board of Supervisors grant a waiver from Sections 4:303 and 4:204.M (regarding existing manmade and natural features to be shown on the plan). There was no public comment. All were in favor. Motion carried.
- Sections 4:303.U & 4:204.O – On a motion by Richard Mazich, seconded by Herb Meadway, the Planning Commission recommends the Board of Supervisors grant a waiver from Sections 4:303.U and 4:204.O (regarding floodplains and wetlands to be shown and certification for the wetland consultant). There was no public comment. All were in favor. Motion carried.
- Sections 4:303 & 4:204.S.6 – On a motion by Nathan Roush, seconded by Bill McFadden, the Planning Commission recommends the Board of Supervisors grant a waiver from Sections 4:303 and 4:204.S.6 (regarding net lot areas to be shown for each lot), as no net lot area is shown for Lot 1. There was no public comment. All were in favor. Motion carried.
- Section 6:209 – On a motion by Nathan Roush, seconded by Nancy Ogden, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 6:209, with the understanding that two concrete monuments will be placed along Five Points Road (Section 6:209 requires all lot corners to be permanently located by concrete monuments). There was no public comment. All were in favor. Motion carried.

Christ Mertz Lutheran Church - Land Development & Lot Consolidation Plan – 16 Fleetwood Road

The Township received the completed County review application and fee from the applicant/McCarthy Engineering. On 6/6/16, the Township mailed the application and fee to the County. The Township SEO reviewed the planning module application packet. According to John Yoder, SEO, LTL Consultants, the applicant/church would only need to submit a planning module if their flows increase to greater than 800 gallons per day (current average daily flows of less than 100 gallons per day). The Township also received copies of the revised Preliminary/Final Plan, response letter, deed description, engineering cost estimate, Berks County Conservation District adequacy letter, and hydrological and hydraulic report with drainage area plans. The Township Engineer provided a review letter dated June 24, 2016 (2nd Final Plan Review). Mr. Victor Grande, McCarthy Engineering and Mr. William Koch were present to discuss the Township Engineer's review letter dated June 24, 2016 with the Planning Commission.

Zoning Ordinance Conformance: As discussed, Sections 704.2.C and Section 704.2.D will be addressed, per the Township Engineer letter. With regard to expanding the outdoor activity area, Mr. Grande mentioned that a note was added to the plan which would limit the maximum number of children allowed in the outdoor play area at one time. Mr. Koch also added that he believes the outdoor activity area for the daycare is regulated by the State.

Subdivision & Land Development Ordinance Conformance: All items mentioned in the Township Engineer's review letter dated June 24, 2016 were discussed. The Township SEO confirmed that no Planning Module will need to be submitted to PA DEP; however, the Township Engineer mentioned that the probes and perc holes should be shown on the plan.

- Section 4:303.F – On a motion by Richard Mazich, seconded by Bill McFadden, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 4:303.F which requires the ultimate ROW line be shown on the plan along with its required data. There was no public comment. All were in favor. Motion carried.

Stormwater Management Ordinance Conformance: All items mentioned in the Township Engineer's review letter dated June 24, 2016 were discussed.

After discussing the Township Engineer's review letter, on a motion by Richard Mazich, seconded by Bill McFadden, the Planning Commission recommends the Christ Mertz Lutheran Church Land Development and Lot Consolidation Plan for conditional approval, pending receipt of the Berks County Planning Commission review letter and pending addressing all the comments in the Township Engineer's review letter dated 6/24/16 as discussed at tonight's meeting. There was no public comment. All were in favor. Motion carried.

NEW BUSINESS

Zoning Hearing Board Variance Application – 52 Cider Mill Road – The Township received a variance application from Stephanie Koehler, 52 Cider Mill Road, requesting a variance from Sections 8.04.2 and 4.05.2 of the Rockland Township Zoning Ordinance for the construction of a detached 1,200 square foot residential garage. The Planning Commission may provide comments on this application to the Zoning Hearing Board. The public hearing is scheduled for Wednesday, August 10, 2016 at 7:00PM at the Rockland Township Municipal Building. The Planning Commission discussed the variance application and offered the following comment:

- At a minimum, the required setbacks for the AP zoning district should be maintained.

Zoning Hearing Board Variance Application – 50 Highland Drive – The Township received a variance application from Buffy Dunkelberger, 50 Highland Drive, requesting a variance from Sections 8.04.2, 5.05.1 and 8.03 of the Rockland Township Zoning Ordinance for the construction of a detached 1,200 square foot residential garage. The Planning Commission may provide comments on this application to the Zoning Hearing Board. The Planning Commission discussed the zoning hearing board application and offered the following comment:

- At a minimum, the required setbacks for the RC zoning district should be maintained. (There would need to be a compelling reason to place a 1,200 square foot garage ten feet from a property line, since the setback for this size building would typically increase to fifty feet per Zoning Ordinance.)

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 9:15PM on a motion by Richard Mazich, seconded by Nancy Ogden. Motion carried.

Respectfully submitted,



Karen Krall
Secretary