

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
July 25, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on July 25, 2017 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, Herb Meadway, and Nancy Ogden. Also in attendance were Township Engineer Linda Cluck from LTL Consultants, Ltd. and interested citizens.

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

The minutes of the June 27, 2017 Planning Commission meeting were reviewed. On a motion by Nancy Ogden, seconded by Herb Meadway, the minutes of the July 25, 2017 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

OLD BUSINESS

Rory Gehman Minor Subdivision II – Sally Ann Furnace Road – Rockland Township received six signed, notarized plan sets for the Rory Gehman Minor Subdivision II. The Township also received a copy of the Rockland Township Zoning Hearing Board's report and decision; the request for a variance from the maximum lot size set forth in Section 4.07.2.A of the Zoning Ordinance was granted, on the condition that the property not be subject to further subdivision for building lots (nothing would prohibit subdivision of the property for the purpose of annexing portions of it onto a neighboring property). The only pending item at this time is planning module approval from PA DEP. On a motion by Herb Meadway, seconded by Nathan Roush, the Planning Commission conditionally approved the Rory Gehman Minor Subdivision II plan, pending planning module approval from PA DEP. There was no public comment. All were in favor. Motion carried.

NEW BUSINESS

Quality First Home Interiors Studio Land Development Plan – 128 Lyons Road – Rockland Township received the following from Berks Surveying & Engineering: Land development plan application and applicable review fees for both the Township and the County, Quality First Home Interiors Studio Land Development Plan, deed, HOP permit, PNDI endangered species search, and minor drainage plan. On a motion by Nathan Roush, seconded by Herb Meadway, the Planning Commission officially accepted the Quality First Home Interiors Studio Land Development Plan for Township review. There was no public comment. All were in favor. Motion carried. Mr. Norman Seay proposes to construct a 2,400 sq. ft. building at 128 Lyons Road for use as a wood craft and interior design studio; other proposed site improvements include gravel driveway, macadam parking and turnaround area, landscaping, underground stormwater infiltration bed and above-ground detention basin. The Township Engineer provided a review letter dated July 23, 2017. Rockland Township received an E&SC plan review letter from the Berks County Conservation District for this project dated July 21, 2017. Rockland Township also received a waiver request letter dated July 24, 2017 from Berks Surveying & Engineering requesting a waiver from the requirements of Section 5:694 (street trees). The Township Engineer, Planning Commission, Mr. Robert Hain from Berks Surveying & Engineering and Mr. Norman Seay discussed the Township Engineer's review letter. It was noted that sewage planning is not required since the proposal involves an existing lot that was covered by planning when originally subdivided (Lot 2 of the KORE Subdivision approved in 1993). Mr. Hain informed the Planning Commission that the property is allowed to utilize a holding tank; however, the proposed location of the building towards the back of the property allows sufficient space at the front of the lot for an on-lot sewage system should one be required or become necessary in the future. Mr. Seay informed the Planning Commission of his intentions with regard to lighting. The only lighting he could foresee would be any lighting as required by the building code for commercial properties, and Mr. Seay assured Township officials that all lighting

would be properly shielded so as not to adversely affect neighboring properties and/or traffic and would comply with Township regulations. Section 5:964 of the Subdivision and Land Development Ordinance requires street trees for all land developments at a rate of one (1) tree per 50 linear feet of frontage. The property width would result in a requirement of three (3) street trees. Mr. Seay agreed to comply with this requirement and agreed to add three street trees (one at each corner and one between the driveway and ROW). As a result of Mr. Seay's willingness to comply with Section 5:964, the Planning Commission did not act upon the request for a waiver of these requirements. The Township Engineer noted that Section 4:304.I of the SALDO requires an executed development agreement and performance guarantee. The required improvements for this proposal include the infiltration bed, infiltration basin, landscaping, driveway and parking area. The Township Engineer advised that these items could be made conditions of issuance of the certificate of occupancy for the building (in lieu of a formal improvements agreement); however, the Township Engineer recommended that a minimum of \$1,500.00 be collected as an escrow to cover inspections and administration during construction. On a motion by Richard Mazich, seconded by Nancy Ogden, the Planning Commission agreed to allow for a \$1,500.00 escrow to cover inspections and administration during construction in lieu of a formal improvements agreement and the required improvements would be made conditions of issuance of the certificate of occupancy for the building. There was no public comment. All were in favor. Motion carried. Mr. Robert Hain, Berks Surveying & Engineering inquired whether the Planning Commission would consider conditional approval of the Quality First Home Interiors Studio Land Development plan at tonight's meeting. After a brief discussion, on a motion by Richard Mazich, seconded by Nathan Roush, the Planning Commission conditionally approved the Quality First Home Interiors Studio Land Development Plan pending all comments in the Township Engineer's review letter dated July 23, 2017 (and as discussed at tonight's meeting) being properly addressed and pending receipt of the Berks County Planning Commission review letter. There was no public comment. All were in favor. Motion carried.

Birdsboro Pipeline Project Land Development Plan – Rockland & Oley Townships – Rockland Township received the following from Dawood Engineering: Land development plan application and applicable review fees for both the Township and the County, drainage plan application and applicable review fee, Birdsboro Pipeline Project Land Development Plan, and a Stormwater Management Report. On a motion by Richard Mazich, seconded by Nancy Ogden, the Planning Commission officially accepted the Birdsboro Pipeline Project Land Development Plan for Township review. There was no public comment. All were in favor. Motion carried. The proposed project is for the development and construction of a new meter pad and access drive. The Township Engineer provided a review letter dated July 24, 2017. Mr. Paul Wilson, Dawood Engineering, called the Township Office on July 25, 2017 to inform Township officials that a representative from Dawood Engineering would not be present at tonight's meeting. Per Mr. Wilson's request, the Planning Commission tabled the plan until next month's meeting.

Birdsboro Pipeline Project/DTE Energy Special Exception Application – The Rockland Township Zoning Hearing Board received an application from Dawood Engineering (DTE Energy) for a special exception per Section 5.04.16 and 7.03.6 of the Rockland Township Zoning Ordinance. The proposed project is for a pipeline meter pad utilizing a gravel drive and a gravel pad. A copy of the special exception application was provided to the Planning Commission members. The Planning Commission may provide comments on this application to the Zoning Hearing Board. After a brief discussion, the Planning Commission instructed the Secretary to forward a letter to the Zoning Hearing Board to inform them that the Birdsboro Pipeline Project Land Development Plan was received and officially accepted for Township review on July 25, 2017 (enclose a copy of the land development plan for informational purposes). The Secretary was also instructed to include a copy of the Township Engineer's review letter dated July 24, 2017 and confirm with the Zoning Hearing Board that the Township's review of this plan is currently underway. Through the Township's review process, the Planning Commission will want to ensure compliance of this proposed project/plan with all Township ordinances (Zoning Ordinance, Subdivision and Land Development Ordinance, Stormwater Ordinance, etc.) and assumes all items in the Township Engineer's review letter dated July 24, 2017 and any future review letters will be properly addressed.

Zoning Ordinance Review/Amendment Project – Ludgate Engineering

The Planning Commission acknowledged receipt of the sign information and updated definitions section (incorporating changes as discussed to date) from Ludgate Engineering and ultimately decided that Township officials will review this information prior to next month's meeting. Township officials agreed to continue to review and discuss Article 2 (Definitions), Article 3 (Zoning Map and Zoning Districts), and Article 4 (AP – Effective Agricultural Preservation District) at next month's Planning Commission meeting to be held on August 29, 2017. Jackie Hollenbach, Ludgate Engineering will review Articles 3 and 4 and send out comments in advance of next month's meeting.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 8:28PM on a motion by Nathan Roush, seconded by Herb Meadway.

Respectfully submitted,

Karen Krall
Secretary