

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
August 29, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on August 29, 2017 beginning at 7:30PM. The following members of the Planning Commission were present: Herb Meadway, Nancy Ogden and Bill McFadden. Also in attendance were Township Solicitor Alfred W. Crump, Jr., Jaclyn Hollenbach and Matthew Mack from Ludgate Engineering, Township Supervisor Nathan Ohlinger, Township Supervisor Duane Bennetch and interested citizens.

The meeting was called to order at 7:34PM by Herb Meadway.

The minutes of the July 25, 2017 Planning Commission meeting were reviewed. On a motion by Herb Meadway, seconded by Nancy Ogden, 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

Birdsboro Pipeline Project Land Development Plan – Rockland & Oley Townships – DTE
Midstream Appalachia LLC is proposing to install approximately 13.2 miles of a 12 inch gas pipeline from Rockland Township to Birdsboro, PA, 4 main line valve sites, 1 pig receiver site, 1 meter and regulator site (meter pad) and gravel access road. The meter and regulator site and gravel access drive will be located adjacent to the existing Tetco gas lines along Forgedale Road in Rockland Township very near the Oley Township line in the RC Rural Conservation Zoning District. The entrance of the access drive will be off of Water Street in Oley Township. The proposed site improvements include: a 150'x155' gravel meter pad, 340' length of 15' wide gravel driveway, landscaping, an above-ground stormwater infiltration berm, a loading area, a storage tank, USM skid and a CV skid. The Township Engineer provided a review letter dated July 24, 2017. On August 15, 2017, Mr. Paul Wilson, Dawood Engineering provided the Township with a revised set of plans and a response letter to the Township Engineer's July 24, 2017 review letter. The Berks County Planning Commission's review letter dated August 7, 2017 and the Township Engineer's review letter dated August 29, 2017 were also received. Mr. Paul Wilson, Dawood Engineering, informed the Planning Commission that he did not have an opportunity to review the Township Engineer's latest comments, and Dawood Engineering is still awaiting the Zoning Hearing Board's decision regarding their special exception application. On a motion by Herb Meadway, seconded by Bill McFadden, the Planning Commission tabled the Birdsboro Pipeline Project Land Development Plan until next month. There was no public comment. All were in favor. Motion carried.

Zoning Hearing Board Application – Birdsboro Pipeline Project/DTE Energy/Special Exception Application- The Rockland Township Zoning Hearing Board held a public hearing on Wednesday, August 23, 2017 for this Special Exception application. The Zoning Hearing Board will meet again on Wednesday, August 30, 2017 at 7:00PM at the Rockland Township Building to render their decision on this application.

NEW BUSINESS

There was no new business.

Zoning Ordinance Review/Amendment Project – Ludgate Engineering - Jackie Hollenbach and Matthew Mack from Ludgate Engineering led the review/discussion of Article 3 (Zoning Map and Zoning Districts) and Article 4 (AP-Effective Agricultural Preservation District). The following revisions were discussed:

- Section 3.01 – Zoning districts to remain as-is
- Section 3.04.4 – Include “building setback line” in addition to street line throughout this section.
- Section 3.04.5 – After a lengthy discussion regarding setbacks, Township officials agreed to delete Section 3.04.5.
- Include public or private access street for definition of front yard.
- Section 4.03.2 – Further define this use (and expand to include types of businesses) in later section(s)
- Section 4.03.3 – Further define this use (and expand to include types of businesses) in later section(s)
- Section 4.03.6 – Shall read: “Retail accessory sale of agricultural products and related farm stands”
- Section 4.03.7 – Delete
- Include the sale, repair and service of ag equipment as a use by right in the AP Zoning District.
- Include vet/animal hospital, cemetery, public recreational uses, churches or other religious structures (schools), etc. as uses permitted by special exception in the AP Zoning District.
- Section 4.05.2 – Incorporate one set of setbacks for this zoning district. Change setbacks to 50’ front/building setback and 20’ side and rear setback.

Township officials agreed to continue to review and discuss Article 5 (RC-Rural Conservation District) and Article 6 (C-Commercial District) at next month’s Planning Commission meeting to be held on September 26, 2017.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 9:10PM on a motion by Herb Meadway, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall
Secretary