

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
January 31, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on January 31, 2017 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Herb Meadway, Bill McFadden, Nancy Ogden, and Nathan Roush. Also in attendance were: Township Solicitor, Alfred W. Crump, Jr., Township Supervisor Nathan Ohlinger, Jaclyn Hollenbach-Ludgate Engineering and interested citizens.

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

The minutes of the November 29, 2016 Planning Commission meeting were reviewed. On a motion by Herb Meadway, seconded by Nathan Roush, the minutes of the November 29, 2016 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

The meeting was turned over to the Township Solicitor to open the nominations for Chairman of the Planning Commission.

The Solicitor opened the nominations for Chairman. On a motion by Herb Meadway, seconded by Nancy Ogden, Richard Mazich was nominated to serve as Chairman of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of Richard Mazich to serve as Chairman. Motion carried.

The Solicitor turned the meeting over to Chairman, Richard Mazich to continue the nominations for Vice Chairman and Secretary.

Chairman Richard Mazich opened the nominations for Vice Chairman. On a motion by Richard Mazich, seconded by Nancy Ogden, Nathan Roush was nominated to serve as Vice Chairman of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of Nathan Roush to serve as Vice Chairman. Motion carried.

Chairman Richard Mazich opened the nominations for Secretary. On a motion by Herb Meadway, seconded by Bill McFadden, Karen Krall was nominated to serve as Secretary of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of Karen Krall to serve as Secretary. Motion carried.

OLD BUSINESS

Richard J. & Carol A. Blair Subdivision – Five Points Road – The time extension for review of the Richard J. & Carol A. Blair Subdivision plan is in effect until March 20, 2017. Rockland Township received ten (10) signed prints of the revised subdivision plan. The Township Engineer provided a review letter dated December 9, 2016. The review letter noted planning module approval from PA DEP as the only pending item. Planning module approval was received from PA DEP on January 9, 2017, and the Township Engineer confirmed that the Blair Subdivision plan is now ready for consideration for final approval by the Planning Commission. On a motion by Herb Meadway, seconded by Bill McFadden, the Richard J. & Carol A. Blair Subdivision plan was officially approved by the Planning Commission (for forwarding on to the Board of Supervisors for final Township approval). There was no public comment. All were in favor. Motion carried.

Mr. Andrew Martin and Mr. Ken Schnader with M&A Excavating, 120 Lyons Road, requested to speak to the Planning Commission. Mr. Martin and Mr. Schnader informed the Planning Commission that M&A Excavating is in the process of addressing a complaint associated with enlargement of their parking area. Mr. Schnader told the Planning Commission that an engineer was hired, and they expect to submit a plan to the Township soon for review for compliance with Township ordinances. Mr. Martin and Mr. Schnader also requested to be added to the upcoming February 14, 2017 Board of Supervisors meeting.

Mr. & Mrs. Randy Betz were present and informed the Planning Commission that they plan to purchase 11 Deysher Road. The Betzs wanted to attend a Township meeting to meet Township officials and to inquire about restrictions and/or permits/approvals for any planned future uses on the property. Mr. & Mrs. Betz were advised to call the Township Zoning Officer (Michael Schwenk), once the Betzs have a better idea of what uses are to be proposed for the property. The Township Zoning Officer will then let the property owners know what needs to be done, if anything, to comply with Township ordinances.

Zoning Ordinance Review/Amendment Project

- Article 2 (Definitions)

Jackie Hollenbach, Ludgate Engineering began the review/discussion of Article 2 (Definitions) of the Township Zoning Ordinance. Ludgate Engineering provided comments in advance of the meeting, which included suggestions for removing and/or combining definitions, and recommended changes to match the PA Municipalities Planning Code definitions. Other definitions were also flagged for further discussion and comment.

- The Township Solicitor provided new, updated definitions for inclusion.
- Attorney Crump recently discussed zoning changes and uses with the Township Solicitors of District Township and the Borough of Topton (other entities included in the Eastern Berks Joint Comprehensive Plan). The solicitors identified a couple items which need to be addressed. One item was medical marijuana. The growing of medical marijuana is to be provided for in an Industrial Zone (likely Borough of Topton). Medical marijuana dispensaries are to be provided for in a Commercial Zone (likely Rockland Township). Another item to be addressed would be water extraction (industrial use).
- Township Supervisor Nathan Ohlinger provided written comments for review and discussion.
- Section 2.02.3: Use definition from the PA Municipalities Planning Code.
- Section 2:02.4: Remove definition.
- Section 2.02.5: Remove definition, if clearly identified throughout Zoning Ordinance.
- Sections 2.02.6 thru 2.02.10: Combine definitions, if possible.
- Section 2.02.15: Remove the AEU chart and simply reference the PA Nutrient Management Act, Act 38, as amended.
- Sections 2.02.29 thru 2.02.30: Combine definitions, if possible.
- Sections 2.02.35 thru 2.02.36: Combine definitions, if possible.
- Section 2.02.48: Use definition from the PA Municipalities Planning Code.
- Sections 2.02.58 and 2.02.59: Refer to PA Nutrient Management Act, Act 38.
- Sections 2.02.67 and 2.02.68: Combine definitions, if possible.
- Sections 2.02.70 and 2.02.71: Combine definitions, if possible.
- Section 2.02.74: Include recreational vehicles, tents and other temporary structures as examples which are not included in the definition of dwelling.
- Section 2.02.79: Remove definition, if clearly identified throughout Zoning Ordinance.
- Section 2.02.86: Remove definition, if clearly identified throughout Zoning Ordinance.

During the review and discussion period, a number of definitions were identified for consideration for amendment or deletion. However, prior to making any final decision, the Planning Commission wanted to know in what context the words or phrases were used in the text of the document. The Secretary/Treasurer informed the Planning Commission that the Township currently only has a PDF of the Zoning Ordinance. Jackie Hollenbach, Ludgate Engineering and the Secretary/Treasurer mentioned that they would attempt to convert the PDF to a word document, or obtain a word document from the previous consultant, if necessary.

Township officials agreed to continue to review and discuss Article 2 (Definitions) at next month's Planning Commission meeting to be held on February 28, 2017.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 8:42PM on a motion by Bill McFadden, seconded by Nancy Ogden. Motion carried.

Respectfully submitted,

Karen Krall
Secretary