

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
April 25, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on April 25, 2017 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, Herb Meadway, Nancy Ogden and Bill McFadden. Also in attendance were: Township Solicitor Alfred W. Crump, Jr., Township Engineer Linda Cluck, Jaclyn Hollenbach and Matthew Mack from Ludgate Engineering, and interested citizens.

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

The minutes of the February 28, 2017 Planning Commission meeting were reviewed. On a motion by Bill McFadden, seconded by Nathan Roush, the minutes of the February 28, 2017 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

**NEW BUSINESS**

**Shady Mountain Bakery & Farm Market Land Development Final Plan (Richmond Township)** – The Township received a copy of a County review letter dated March 13, 2017 from the Berks County Planning Commission addressed to Richmond Township regarding the Shady Mountain Bakery and Farm Market Final Plan, advising that the southern portion of the lot is located within Rockland. Although no land development or disturbance is proposed to occur in Rockland Township, it was recommended that Rockland Township receive copies of all plans, related correspondence, and reviews for informational purposes. On April 24, 2017, Rockland Township received correspondence from OTM, LLC (the firm which is currently engaged in the design and plan review process with Richmond Township on a project located along Dryville Road for Mr. & Mrs. Kenneth Weaver). The project involves the construction of a new farm market/bakery building which is intended to replace the existing building currently being used in the same capacity. Since a small portion of the owner's property lies within Rockland Township, a copy of the plan has been received by Rockland Township for reference, review and comments. Since the project lies solely within Richmond Township (and no land development or disturbance is proposed to occur in Rockland Township), Rockland Township is being asked to defer review and approval to Richmond Township. If Rockland Township chooses to defer comment or action on this plan to Richmond Township, a letter from Rockland Township is requested to confirm this decision. After a brief review and discussion, on a motion by Bill McFadden, seconded by Herb Meadway, the Planning Commission decided to defer review and approval of the Shady Mountain Bakery & Farm Market Land Development Plan to Richmond Township, since there is no land development or disturbance proposed in Rockland Township. There was no public comment. All were in favor. Motion carried.

**Maxatawny Township Proposed UPDATE Traffic Impact Fee Land Use Assumption Report** – Rockland Township received correspondence dated April 12, 2017 from the Solicitor for the Maxatawny Township Board of Supervisors, including a copy of the proposed updated Land Use Assumption Report for review and comment. Written comments are to be submitted to Maxatawny Township within thirty days of this letter for consideration at the public hearing. After a brief discussion and review of the Updated Land Use Assumption Report from Maxatawny Township, the Planning Commission offered no comments for consideration at the upcoming public hearing. There was no public comment. All were in favor. Motion carried.

**Rory Gehman Minor Subdivision II – Sally Ann Furnace Road** – The Rory Gehman Minor Subdivision II Plan was received for Township review on March 27, 2017. (The plan proposes to subdivide the property creating one new building lot utilizing on-lot water and sewer facilities and one residue lot.) On a motion by Richard Mazich, seconded by Bill McFadden, the Rory Gehman Minor Subdivision II plan was officially accepted for Township review. There was no public comment. All were in favor. Motion carried. A review letter dated April 11, 2017 was received from the Berks County Planning Commission. A review letter dated April 21, 2017 was received from the Township Engineer. A Wetland Presence/Absence Survey by Liberty Environmental, Inc. was received by Rockland Township on April 24, 2017. Mr. John Hoffert was present to discuss the review letter comments with the Planning Commission, Township Engineer, and Township Solicitor. During the discussion, Mr. Hoffert agreed to add a note on the plan to address Zoning Ordinance

conformance comment #2. The note will clarify that Lot 1 cannot be further subdivided in which to create a new building lot. Comment #3 listed in the Township Engineer's review letter (under Zoning Ordinance conformance) was also discussed. Section 4.07.2.A of the Zoning Ordinance contains maximum lot area regulations. A maximum of 2 acres is allowed and up to a maximum net lot area of 10 acres with Zoning Officer approval and with certain conditions met. The proposed Lot 1 violates this requirement with a net area of 12.354 acres. Therefore, a variance would be required. Mr. Hoffert advised the Planning Commission that Lot 1 currently is divided from the main tract by Sally Ann Furnace Road. After a brief discussion, on a motion by Bill McFadden, seconded by Nancy Ogden, the Planning Commission recommended granting a variance in this case to allow the proposed 12.354 acre lot, which exceeds the current 10-acre limit. There was no public comment. All were in favor. Motion carried. On a motion by Bill McFadden, seconded by Nancy Ogden, the Planning Commission recommended approval of the following waivers on behalf of the Rory Gehman Minor Subdivision II (and thereby recommends approval of the same by the Board of Supervisors):

**SUBDIVISION & LAND DEVELOPMENT ORDINANCE CONFORMANCE:**

**RESIDUE TRACT:**

**Section 4:204.I** – (contour lines)

**Section 4:204.K** – (steep slopes)

**Section 4:204.M** – (manmade and natural features of property and within 100' of property lines)

**Section 4:204.N** – (soils and accompanying data)

**Section 4:404.O** – (wetlands, hydric soils and floodplains)

**Section 4:204.P** – (existing buildings and tree masses)

**Section 4:204.Q** – (roads and accompanying information)

**Section 6:208** - (street monuments)

**Section 6:209** – (lot corners with monuments)

**LOT 1:**

**Section 4:204.M** – (manmade and natural features within 100' of property lines, however features have been shown for approx. 50' from Lot 1 boundary)

**Section 6:208 and Section 6:209** – (All tract corners were found by survey, being iron pins and pipes. Request to install concrete monument along the northern right of way line of Sally Ann Furnace Road only at the outer perimeter boundary of Lot 1.)

There was no public comment. All were in favor. Motion carried. There being no further items for discussion, on a motion by Bill McFadden, seconded by Nathan Roush, the Rory Gehman Minor Subdivision II plan was tabled until next month. There was no public comment. All were in favor. Motion carried.

**OLD BUSINESS**

**Zoning Ordinance Review/Amendment Project** – Matthew Mack and Jackie Hollenbach from Ludgate Engineering led the review/discussion of Article 2 (Definitions). The following revisions were discussed.

- Section 2.02.110: Keep this section/definition (will review for consistency with property maintenance code and Township's junkyard ordinance).
- Section 2.02.111: Keep this section/definition as-is (will revisit the definition during future discussion(s) of regulations for kennels throughout the Zoning Ordinance text).
- Section 2.02.113: Use definition from the PA Municipalities Planning Code.
- Section 2.02.114: Use definition from the PA Municipalities Planning Code.
- Section 2.02.115: Amend definition to read "A lot situated at and abutting the intersection of two streets".
- Section 2.02.118: Will consider removal of this section/definition at a later point (after review of Zoning Ordinance text to see whether reverse frontage lots are referenced).
- Section 2.02.122: Delete and change any reference of "lot coverage" in the Zoning Ordinance text to "building coverage".
- Section 2.02.123: Delete.
- Section 2.02.124: Delete.
- Section 2.02.126: Amend definition to read "See Street Line".
- Section 2.02.127: Amend definition to read "The lot line that is opposite the front lot line."
- Section 2.02.132: Possibly delete this section/definition. Will discuss next time (manufactured/mobile/modular home, National Manufactured Home Construction and Safety Standards Act).

- Section 2.02.133: Amend per recommendation of Berks County Planning Commission.
- Section 2.02.134: Amend per recommendation of Berks County Planning Commission.
- Section 2.02.135: Delete.
- Section 2.02.136: Ludgate Engineering will investigate whether the definition is sufficient (possible MPC definition).
- Section 2.02.137: Will discuss next time (manufactured/mobile/modular home, National Manufactured Home Construction and Safety Standards Act).
- Section 2.02.142: Discussed the possibility of adding “for business purposes” to definition. Will consider adding licensing requirements for such a facility (MS4/stormwater, etc.) within regulations section(s) in text of Zoning Ordinance.

Township officials agreed to continue to review and discuss Article 2 (Definitions) at next month’s Planning Commission meeting to be held on May 30, 2017. Planning Commission members were encouraged to review the remaining definitions in advance of next month’s meeting, in order to identify only those definitions requiring revisions or discussion.

**PUBLIC COMMENT**

There was no public comment.

There being no further business, the meeting was adjourned at 9:24PM on a motion by Bill McFadden, seconded by Nathan Roush.

Respectfully submitted,

Karen Krall  
Secretary