

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
May 30, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on May 30, 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 Solicitor Alfred W. Crump, Jr., Township Engineer Linda Cluck, Township Supervisor Nathan Ohlinger, 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 April 25, 2017 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Nancy Ogden, the minutes of the April 25, 2017 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

Mr. Kyle Sanders, 130 Deysher Road, requested to speak to the Planning Commission about a possible subdivision/annexation. Mr. Sanders and Mr. Masteller (property owner of 132 Deysher Road) were present to inquire about the process for subdividing some land from 132 Deysher Road and annexing the land to 130 Deysher Road. The Township Engineer and Township Solicitor advised that Lot 1 of the BASS Subdivision (130 Deysher Road) can increase, but Lot 2 of the BASS Subdivision (132 Deysher Road) should not decrease to less than 3 acres, per the minimum lot area requirement of the RC Zoning District (otherwise relief may need to be sought from the Zoning Hearing Board). The Planning Commission and Township Solicitor recommended Mr. Sanders hire a surveyor to draw up a plan for submission to the Township for review and approval.

Mr. Frederick Fenstermacher was not present at tonight's meeting.

Mr. Garrett Mehl and Mr. Ian Connelly with DTE Energy were present to speak to the Planning Commission regarding a possible waiver of the requirement to submit a Land Development Plan to Rockland Township for the proposed Birdsboro Pipeline Project. Mr. Mehl and Mr. Connelly informed the Planning Commission that the preliminary proposed TETCO/DTE meter station would likely include an approximate 150'x150' gravel pad area (fenced), 8'x4' meter, control building and pig launcher. After a brief discussion with Mr. Mehl and Mr. Connelly, the Planning Commission made a recommendation to the Board of Supervisors to require a Land Development Plan for the proposed Birdsboro Pipeline Project.

OLD BUSINESS

Rory Gehman Minor Subdivision II – Sally Ann Furnace Road – Rockland Township received a set of revised subdivision plans, including correspondence from John Hoffert Surveying providing responses to the Township Engineer's 1st Final Plan review letter and addressing all plan corrections and revisions. The Township Engineer provided the 2nd Final Plan review letter dated May 23, 2017. The Township Engineer noted that the only two pending items for the Rory Gehman Minor Subdivision II Plan would be the sewage planning module and the variance application (for variance from Section 4.07.02.A of the Rockland Township Zoning Ordinance). On a motion by Nathan Roush, seconded by Richard Mazich, the Rory Gehman Minor Subdivision II Plan was tabled until June 27, 2017. There was no public comment. All were in favor. Motion carried.

Zoning Ordinance Review/Amendment Project – This agenda item was moved to the end of the meeting.

NEW BUSINESS

Zoning Hearing Board Variance Application – Sally Ann Furnace Road - Rockland Township received a variance application from Jason Miller on May 9, 2017 requesting a variance from Section 4.07.2.A of the Rockland Township Zoning Ordinance. (Section 4.07.2.A 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 (Lot 1) of the Rory Gehman Minor Subdivision II plan currently being reviewed by Rockland Township violates this requirement with a net area of 12.354 acres. A variance would be required.) A public hearing is scheduled for Wednesday, June 21, 2017 at 7:00PM at the Rockland Township Municipal Building, and the Planning Commission may provide comments on this variance application to the Zoning Hearing Board. On a motion by Nancy Ogden, seconded by Herb Meadway, the Planning Commission would be in favor of the granting of a variance for this application (due to the fact that the 12+ acre tract is already separated from the parent tract by Sally Ann Furnace Road). There was no public comment. All were in favor. Motion carried.

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 2.02.148: Use definition from the PA Municipalities Planning Code.
- Section 2.02.149: Use definition from the PA Municipalities Planning Code.
- Section 2.02.150: Use definition from the PA Municipalities Planning Code.
- Section 2.02.151: Use definition from the PA Municipalities Planning Code.
- Section 2.02.152: Replace last sentence with: “Any structure over 1,000 sq. ft. is considered a principle structure.”
- Section 2.02.155: Remove “involving non-surgical treatment”.
- Section 2.02.157: Change definition to read: “An area of a lot unoccupied by principal or accessory structures and uses.”
- Section 2.02.158: Delete.
- Section 2.02.159: Delete.
- Section 2.02.160: Suggestion was made to define materials to be used (unless defined in SALDO). Township Secretary was going to obtain a copy of the Township Driveway Ordinance to see if it contained specs and/or included a list of acceptable materials for parking lots.
- Section 2.02.161: Delete.
- Section 2.02.163: Delete.
- Section 2.02.164: Change final words in last sentence to read: “...tanning salons, shoe repair shops, health and fitness establishments or similar uses.”
- Section 2.02.168: Add the following to the end of the definition: “...as defined by the US Department of Agriculture Natural Resource and Conservation Services County soil survey.”
- Section 2.02.171: Change “Printing/Publishing Facility” to “Printing and Publishing Facility”.
- Section 2.02.172: It was noted that the definition of a public utility is set forth in Section 102 of the Public Utility Code, 66 Pa. C.S. § 102. Ludgate Engineering will work on the definition (check with FERC and federal regulations, add private utilities, etc.).
- Section 2.02.173: Ludgate Engineering will likely include private utilities.
- Section 2.02.174: Ludgate Engineering will likely include private utilities.
- Section 2.02.175: Change “Recreation Area (Active)” to “Recreation Area (Active Areas)”.
- Section 2.02.176: Change “Recreation Area (Passive)” to “Recreation Area (Passive Areas)”.
- Section 2.02.177: Change to read: “Recreation Use: Any use that consists of leisure activities of an active or passive nature.”
- Section 2.02.179: Add: “Typically called farm stands or roadside stands.”
- Section 2.02.180: Delete.
- Section 2.02.181: Add the following to the end of the definition: “movie theatres, amusements, social services or similar uses”.
- Section 2.02.183: Define per PA Code Chapter 71.

- Section 2.02.184: Change to read: "School: A principal use in which supervised education or instruction is offered."
- Section 2.02.185: Delete.
- Section 2.02.186: Delete.
- Section 2.02.187: Delete.
- Section 2.02.188: Delete.

Township officials agreed to continue to review and discuss Article 2 (Definitions) at next month's Planning Commission meeting to be held on June 27, 2017.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 9:15PM on a motion by Nathan Roush, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall
Secretary