

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
September 26, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on September 26, 2017 beginning at 7:30PM. The following members of the Planning Commission were present: Herb Meadway, Richard Mazich, Nancy Ogden, Nathan Roush, and Bill McFadden. Also in attendance were Township Solicitor Alfred W. Crump, Jr., Jaclyn Hollenbach from Ludgate Engineering, Township Supervisor Nathan Ohlinger, Township Supervisor Duane Bennetch and interested citizens.

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

The minutes of the August 29, 2017 Planning Commission meeting were reviewed. On a motion by Bill McFadden, seconded by Herb Meadway, the minutes of the August 29, 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 – The Township Engineer provided a review letter dated July 24, 2017 and August 29, 2017. The Berks County Planning Commission provided a review letter dated August 7, 2017. Rockland Township received a letter dated September 15, 2017 from the Oley Township Planning Commission confirming that a submission to Oley Township for this proposed land development is required for Oley Township’s review and approval. Mr. Paul Wilson, Dawood Engineering submitted a time extension request to Rockland Township until December 13, 2017 for the Birdsboro Pipeline Project Land Development Plan. On a motion by Bill McFadden, seconded by Nancy Ogden, the time extension request until December 13, 2017 was approved for the Birdsboro Pipeline Project Land Development Plan. There was no public comment. All were in favor. Motion carried.

Zoning Hearing Board Application – Birdsboro Pipeline Project/DTE Midstream Appalachia - 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 met again on Wednesday, August 30, 2017 at 7:00PM at the Rockland Township Building to render their decision on this application. The special exception was granted with several conditions. A written decision will follow shortly.

NEW BUSINESS

There was no new business.

Zoning Ordinance Review/Amendment Project – Ludgate Engineering – Jackie Hollenbach from Ludgate Engineering led the review/discussion of Article 5 (RC-Rural Conservation District) and Article 6 (C-Commercial District). The following revisions were discussed:

- Section 5.01 – Add “stormwater management”. Last sentence shall read as follows: “Residential use is encouraged, provided that sufficient space is available for on-site sewage disposal, stormwater management and natural features and not unduly disturbed.”
- Section 5.02.6 – Change to: “Surface parking areas/parking lots” only. The Township Solicitor recommended Section 5.02.6 be moved to Section 5.03 (Accessory Uses Permitted by Right).
- Section 5.03 – The last sentence shall read as follows: “These accessory uses shall be located on the same lot with the permitted principal uses listed above.”
- Section 5.04.15 – Change to: “Schools”.
- Section 5.04.17 – Change wording to clarify that a special exception would need to be granted for for-profit recreational uses.
- Section 5.05.1 – Change building setback to 30’.

- Section 6.02 – Change wording to allow multiple (combined) uses in same building.
- Section 6.02 – Add “General Service or Repair Shop (such as watch, clock, television or other home appliance and similar repair)” as a permitted use.
- Section 6.02 – Add “General Ag Uses”.
- Section 6.02 – Add “Medical Marijuana Dispensary”. It was noted that the Borough of Topton is to include the growing/processing of medical marijuana in the Industrial Zone. The Township Solicitor also recommended adding the medical marijuana definitions per State law.
- Section 6.02.4 – Include “ambulance” with fire stations.
- Section 6.02.10 – Expand “Offices” use to include dental and medical offices.
- Section 6.02.11 – Per the Berks County Planning Commission, it was recommended not to exclude massage establishments. Township officials agreed to include medical or spa-type facilities (and suggested using language/definitions as provided by the Berks County Planning Commission).
- Section 6.02.20 - Change to “Parking Lots” and move to Section 6.03 to include as an accessory use permitted by right.
- Section 6.04.1 – Change to “Adult-oriented establishments”.
- Section 6.04.2 – Move to Section 6.02 to include as a use permitted by right.
- Section 6.04.3 – Move to Section 6.02 to include as a use permitted by right. Consider merging use with Section 6.04.12.
- Section 6.04.4 – Provide wording to further clarify types of clinics (medical, dental, physical therapy, etc.) and move to Section 6.02 to include as a use permitted by right. It was also recommended to keep Drug & Alcohol Rehabilitation Clinics as a use permitted by special exception. Township officials suggested changing the definition for clinics.
- Section 6.04.5 – Move to Section 6.02 to include as a use permitted by right. Consider merging use with Section 6.04.7 Social and cultural facilities.
- Section 6.04.7 – Change to “Social and cultural facilities” and consider merging with Section 6.04.5 Club, lodges, and social buildings (and list in Section 6.02 as a use permitted by right).
- Section 6.04.8 – Merge with Section 6.04.9 as adult/child care facilities.
- Section 6.04.9 – Merge with Section 6.04.8 as adult/child care facilities.
- Section 6.04.10 – Delete.
- Section 6.04.12 – Move to Section 6.02 to include as a use permitted by right. Consider merging use with Section 6.04.3.
- Section 6.04.15 – Consider merging “intermediate or long term care facilities” with “day care facilities”.
- Section 6.04.17 – Move to Section 6.02 to include as a use permitted by right.
- Sections 6.04.18-6.04.21 – Consider merging all motor-vehicle related uses under one general motor vehicle facility use (sales, service stations, wash facilities, etc.).
- Section 6.04.22 – Move to Section 6.02 to include as a use permitted by right.
- Section 6.04.23 – Change to “Schools” only.
- Section 6.04.25 – Move to Section 6.02 to include as a use permitted by right.
- Section 6.04.26 – Delete.
- Section 6.05 – After a lengthy discussion, Township officials agreed to a 30’ building setback and 20’ rear and side yard setbacks for the Commercial District, unless the proposed use abuts another zoning districts – in which case buffer yard regulations may be applicable. Include a reference to Section 8.05.2 (buffer yard section) of Zoning Ordinance to clarify that buffer yard regulations apply wherever specific proposed uses would directly abut an existing residential use including those on the opposite side of an existing street.

Township officials agreed to review and discuss Article 7 (Environmental Protection Overlay District Regulations) at the November 28, 2017 Planning Commission meeting.

PUBLIC COMMENT

There was no public comment. There being no further business, the meeting was adjourned at 8:32PM on a motion by Nancy Ogden, seconded by Bill McFadden.

Respectfully submitted,

Karen Krall
Secretary