

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
November 29, 2016**

The monthly meeting of the Rockland Township Planning Commission was held on November 29, 2016 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Harold Meadway, and William McFadden (who participated via phone). Also in attendance were: Township Solicitor, Alfred W. Crump, Jr., Township Supervisors Nathan Ohlinger and Duane Bennetch, Matthew Mack-Ludgate Engineering and Jaclyn Hollenbach-Ludgate Engineering.

The meeting was called to order at 7:31PM by Chairman, Richard Mazich.

The minutes of the October 25, 2016 Planning Commission meeting were reviewed. On a motion by Harold Meadway, seconded by Richard Mazich, the minutes of the October 25, 2016 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. 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 December 20, 2016. On November 22, 2016, John Aston, Aston Surveyors/Engineers submitted the following:

- 10 prints of revised subdivision plan (NOTE: The revised plan will not be discussed, since the plans were not received by the deadline for inclusion. Therefore, no review letter was prepared by Township Engineer for discussion at tonight's meeting.)
- Response letter to LTL Consultants, Ltd.'s review letter
- Planning Module
- Time extension request until March 20, 2017

The Township Sewage Enforcement Officer reviewed and signed the Planning Module. On a motion by Richard Mazich, seconded by Harold Meadway, the Planning Module for the Richard J. & Carol A. Blair Subdivision was approved for forwarding on the Board of Supervisors for final approval, signature and submission to PA DEP. There was no public comment. All were in favor. Motion carried. On a motion by Harold Meadway, seconded by Richard Mazich, the time extension request until March 20, 2017 for the Richard J. & Carol A. Blair Subdivision was approved. There was no public comment. All were in favor. Motion carried.

**Zoning Ordinance Review/Amendment Project** – All Township officials were in agreement that the discussion of Article I (Title and Short Title) and Article II (Definitions) would immediately follow all other items on tonight's meeting agenda.

**NEW BUSINESS**

**Proposed 2017 Planning Commission Meeting Dates** – On a motion by William McFadden, seconded by Harold Meadway, the proposed 2017 Planning Commission meeting dates were approved for advertising. (All Planning Commission meeting dates for 2017 were proposed for the last Tuesday of each month, with no exceptions). There was no public comment. All were in favor. Motion carried.

**PUBLIC COMMENT**

There was no public comment.

The business portion of tonight's meeting was adjourned at 7:38PM on a motion by William McFadden, seconded by Harold Meadway. All were in favor. Motion carried. William McFadden did not participate in the remainder of the meeting which included only Zoning Ordinance Review/Amendment discussion with Matthew Mack and Jaelyn Hollenbach of Ludgate Engineering.

**Zoning Ordinance Review/Amendment Project**

- Article I ( Title and Short Title)
- Article II (Definitions)

The Zoning Ordinance Review discussion began with the Township Solicitor recommending a few minor corrections to Article 1 including:

- Section 1.03: Change "Comprehensive Plan" to "Eastern Berks Joint Comprehensive Plan".
- Section 1.03: Move the objective "1.03.4 Preserve prime agriculture and farmland..." to appear as the first item in the listing (move to 1.03.1 and renumber accordingly).
- Section 1.06: In the last paragraph on page 2, change "or require a lower height of buildings or a small number of stories..." to "or require a lower height of building or smaller number of stories...".

Chairman, Richard Mazich and Township officials offered several comments and items for discussion.

- Section 1.03: Add or encourage small home-based, no-impact businesses?
- Section 1.03.2: Suggested changing wording to read "Provide adequate lighting and air quality, vehicle parking and loading space, transportation, water, sewage, schools, and public grounds."
- Section 1.01: Possible removal of "repair, maintenance"?
- Section 1.04: Include references to other applicable codes, regulations and ordinances (such as building code, stormwater regulations, sewage regulations, International Property Maintenance Code, etc.).
- Section 1.06: Suggested condensing the wording to add clarity.
- Section 1.06: Suggested changing "repugnant" to "contrary".

Ludgate Engineering and Township officials continued by discussing general comments on Article II (Definitions). Jaelyn Hollenbach, Ludgate Engineering suggested updating some of the definitions, which do not match with the Municipalities Planning Code (for example, No Impact Home-Based Business). A lengthy discussion followed regarding the animal equivalent unit chart, kennels, and the keeping of animals.

The Township Solicitor suggested seeking input from the Township Zoning Officer and possibly the Township Zoning Hearing Board members (since these appointed officials work closely with the Township Zoning Ordinance on a more regular basis).

Ludgate Engineering will provide a summary of their general comments on Rockland Township's current definitions, and these comments will be distributed to Township officials in advance of the next meeting. Township officials were encouraged to review Article II (Definitions) and to be prepared to continue to discuss Article II (Definitions) at the January 31, 2017 Planning Commission meeting.

The Zoning Ordinance Amendment discussion concluded and Chairman, Richard Mazich officially adjourned the meeting at 9:01PM.

Respectfully submitted,

Karen Krall  
Secretary