

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
May 31, 2016**

The monthly meeting of the Rockland Township Planning Commission was held on May 31, 2016 beginning at 7:30PM. The following members of the Planning Commission were present: Herb Meadway, Nathan Roush, Nancy Ogden and Bill McFadden. Also in attendance were Linda Cluck, LTL Consultants (Township Engineer), Attorney Alfred Crump (Township Solicitor) and interested citizens.

The meeting was called to order at 7:31PM by Vice Chairman, Herb Meadway.

The minutes of the February 23, 2016 Planning Commission meeting were reviewed. On a motion by Herb Meadway, seconded by Bill McFadden, the minutes of the February 23, 2016 Planning Commission meeting were approved as presented. There was no public comment. Motion carried.

OLD BUSINESS

Richard J. & Carol A. Blair Subdivision – Five Points Road – A time extension was previously granted by the Township until June 20, 2016. On May 31, 2016, the Township received copies of the revised plan, a waiver letter and response letter from John Aston, Aston Surveyors. Since there was not sufficient time to review the revised plan for discussion at tonight's meeting, John Aston also submitted a time extension request until September 20, 2016 to the Township. On a motion by Herb Meadway, seconded by Bill McFadden, the time extension request until September 20, 2016 for the Richard J. & Carol A. Blair Subdivision was approved. There was no public comment. All were in favor. Motion carried.

Zoning Hearing Board Variance Application – Christ Mertz Lutheran Church, 16 Fleetwood Road – A variance from Section 10.02.8 of the Rockland Township Zoning Ordinance was granted by the Zoning Hearing Board on April 6, 2016. A copy of the written decision of the Zoning Hearing Board was provided to each Planning Commission member.

NEW BUSINESS

Land Development Plan – Christ Mertz Lutheran Church – 16 Fleetwood Road – On May 17, 2016, the Township received a land development plan for Christ Mertz Lutheran Church for Township review/approval. The project proposes a 4,782 SF building addition along with the associated sidewalk and expansion of the existing stormwater facility. The following were included with the land development plan for Township review: Township application, application fee, hydrological and hydraulic report and drainage plans, and waiver request letter. The Township noted that a County review application and fee was not included with the package. On a motion by Herb Meadway, seconded by Nancy Ogden, the Land Development Plan for the Christ Mertz Lutheran Church (2016 Addition) was officially accepted for Township review. There was no public comment. All were in favor. Motion carried.

Victor Grande, McCarthy Engineering and William Koch were in attendance representing Christ Mertz Lutheran Church to discuss the plan and the Township Engineer's review letter dated May 29, 2016 with the Planning Commission. The following items were discussed:

Zoning Ordinance Conformance:

- The Township Engineer advised that the Township may require the floodplain elevation to be calculated. After a brief discussion, it was determined that the calculation of floodplain elevation would not be necessary.

- Section 4:204.S.6 of the Subdivision Ordinance – On a motion by Herb Meadway, seconded by Bill McFadden, the Planning Commission recommends the Rockland Township Board of Supervisors grant a waiver from Section 4:204.S.6 of the Subdivision & Land Development, in order that the net lot area and lot width need not be calculated. There was no public comment. All were in favor. Motion carried.
- Required outdoor activity area – McCarthy Engineering will talk to the church/applicant.

Subdivision and Land Development Ordinance Conformance:

- Section 3:50 – Preliminary Plan Application and Review – A waiver was requested by the applicant to allow submission of Preliminary/Final plans to expedite the review process for conditional approval. No action was initially taken on this request. The Planning Commission agreed to revisit this request again at the conclusion of tonight’s discussion of the Township Engineer’s review letter.
- The plan includes a Lot Consolidation Plan (sheet 2) and notes the intent to consolidate all six tracts into one deed. The Township Solicitor recommended one consolidated deed and suggested a note be added to the plan to provide clarification with respect to the different names in the deed information – for instance, addition of a note similar to “all being referred to as Christ Mertz Lutheran Church herein”.
- Section 4:208.C.2 – On a motion by Herb Meadway, seconded by Nathan Roush, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 4:208.C.2 which requires a traffic impact study. There was no public comment. All were in favor. Motion carried.
- Section 4:210.B.2 – On a motion by Nancy Ogden, seconded by Herb Meadway, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 4:210.B.2 which requires a hydrogeological impact study. There was no public comment. All were in favor. Motion carried.
- Section 5:96 – On a motion by Herb Meadway, seconded by Nathan Roush, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 5:96 which requires required landscaping (street trees, stormwater basins, and riparian buffer plantings). There was no public comment. All were in favor. Motion carried.
- Section 6:209 – On a motion by Bill McFadden, seconded by Nathan Roush, the Planning Commission recommends that one concrete monument be placed at the SW corner with abutting Hammes property, and the Planning Commission recommends the Board of Supervisors grant a waiver of all other concrete monuments as required by Section 6:209. There was no public comment. All were in favor. Motion carried.

Stormwater Management Ordinance Conformance:

- Section 305.A.2.d – Victor Grande, McCarthy Engineering requested a waiver of this requirement to pretreat the runoff prior to infiltration. After a brief discussion, the Planning Commission recommended the applicant try to do as much pretreatment as reasonably possible, and McCarthy Engineering informed the Planning Commission that possible alternatives will be investigated to comply with this requirement.
- Section 310.B.1.s requires stormwater basin facilities be enclosed by a fence. The Planning Commission recommends compliance with this requirement, especially since a day care will be operating on the site. McCarthy Engineering will discuss this item further with the church/applicant.
- Section 310.C.12 – On a motion by Herb Meadway, seconded by Nathan Roush, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 310.C.12 which requires that only 50% of the required infiltration volume be provided in detention basin bottoms. There was no public comment. All were in favor. Motion carried.

- Section 310.D.9 – On a motion by Bill McFadden, seconded by Nancy Ogden, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 310.D.9 requiring a minimum 15 inch storm sewer pipe (to allow the minimum pipe diameter for stormwater conveyance to be 12 inches). There was no public comment. All were in favor. Motion carried.
- Section 310.D.15 – On a motion by Bill McFadden, seconded by Nathan Roush, the Planning Commission recommends the Board of Supervisors grant a waiver from Section 310.D.15 requiring a drop of 0.2 feet across the proposed catch basin. There was no public comment. All were in favor. Motion carried.
- The Township Solicitor informed the Planning Commission that General Note 20 on sheet 1 is acceptable (per item #19 on Township Engineer's review letter dated 5/29/16).
- Section 707.A – This item was tabled and will be addressed by the Board of Supervisors during final plan approval.

Subdivision and Land Development Ordinance Conformance:

- Section 3:50 – Preliminary Plan Application and Review – As discussed earlier, a waiver was requested by the applicant to allow submission of Preliminary/Final plans to expedite the review process for conditional approval. On a motion by Nathan Roush, seconded by Bill McFadden, the Planning Commission recommends the Board of Supervisors grant a waiver of Section 3:50 to allow submission of a Preliminary/Final Plan (allowing the applicant to proceed to Final Plan), assuming all changes per the 5/29/16 Township Engineer's review letter are made and all waivers are noted on the Final Plan. There was no public comment. All were in favor. Motion carried.

The Township also acknowledged receipt of the following from Victor Grande, McCarthy Engineering for Christ Mertz Lutheran Church: Four sets of sewage facilities planning module application mailer, four PNDI's with US Fish & Wildlife response, four copies of sewage facilities plan and four copies of location map. This information was forwarded to LTL Consultants, Ltd. (Township Sewage Enforcement Officer).

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 8:57PM on a motion by Bill McFadden, seconded by Nancy Ogden. Motion carried.

Respectfully submitted,

Karen Krall
Secretary