

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
February 23, 2016**

The monthly meeting of the Rockland Township Planning Commission was held on February 23, 2016 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Herb Meadway, Nathan Roush, Nancy Ogden and Bill McFadden. Also in attendance were Attorney Alfred Crump (Township Solicitor) and interested citizens.

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

The minutes of the January 26, 2016 Planning Commission meeting were reviewed. On a motion by Bill McFadden, seconded by Nancy Ogden, the minutes of the January 26, 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 – The Township received the review letter from the Berks County Planning Commission dated December 29, 2015. The Township Engineer's review letter dated January 22, 2016 was also received. Attorney Paul Prince and Mr. Richard Blair were present. Attorney Prince informed the Planning Commission that the bulk of the comments on the review letters were not a problem and would be addressed, including the bog turtle issue. The Planning Commission and Attorney Prince briefly discussed the biggest potential issue, specifically the Township Engineer's Zoning Ordinance comments #1 and #2 and SALDO comment #21 regarding public road frontage. Attorney Prince advised the Planning Commission that the road serving as access for Lot #1 had previously been approved by the Board (per the previously approved subdivision plan presented to the Planning Commission for review by Attorney Prince). After a brief discussion, it was determined that a waiver would likely be requested for Lot #1 referring to comment #9 regarding net lot area (or additional language may be added to the plan to satisfy this comment). Regarding Township Engineer's SALDO comment #11, drainage facilities are only proposed for Lot #2, therefore additional language would be added to the plan to clarify this point. Regarding Township Engineer's SALDO comment #16, it is likely that a waiver will be requested for Lot #1 only. On a motion by Bill McFadden, seconded by Nathan Roush, the Planning Commission approved the time extension request for Township review of the Richard J. & Carol A. Blair Subdivision Plan until June 20, 2016. There was no public comment. All were in favor. Motion carried. On a motion by Nathan Roush, seconded by Herb Meadway, the Richard J. & Carol A. Blair Subdivision Plan was tabled until next month. There was no public comment. All were in favor. Motion carried.

NEW BUSINESS

Zoning Hearing Board Variance Application – Christ Mertz Lutheran Church, 16 Fleetwood Road – The application requests a variance from Section 10.02.8 of the Rockland Township Zoning Ordinance which requires that no major repairs, substantial alterations or extensions to any building be permitted unless the plans for such changes shall provide for the bringing of the entire property into conformity with the off-street parking provisions of the Zoning Ordinance, or in the alternative, a ruling that Section 10.02.8 of the Zoning Ordinance is inapplicable in as much as Applicant's proposed expansion of a nonconforming use complies with Section 12.04.1 of the Zoning Ordinance which permits a nonconforming building or structure to be enlarged or altered in a way that decreases

the nonconformity. The Planning Commission may provide comments on this application to the Zoning Hearing Board. The variance application was briefly reviewed and discussed. After discussion, on a motion by Bill McFadden, seconded by Herb Meadway, the Planning Commission recommended acceptance of this request as it relates to 12.04.1 of the Rockland Township Zoning Ordinance, assuming that through the course of design and construction of the proposed addition/project, the existing 108 parking spaces remain after construction (so as to ensure efforts to decrease the nonconformity). The Planning Commission also wanted to remind the applicant that a land development plan will need to be submitted to the Township for this project. In addition, the applicant will need to comply with the Township's stormwater management requirements for this project, and the Planning Commission recommended that stormwater management requirements be met without negatively impacting parking (or more specifically, by not decreasing the existing number of parking spaces available). There was no public comment. All were in favor. Motion carried.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 8:05PM on a motion by Bill McFadden, seconded by Nathan Roush. Motion carried.

Respectfully submitted,

Karen Krall
Secretary