

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
June 27, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on June 27, 2017 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, Herb Meadway, Nancy Ogden, and Bill McFadden. Also in attendance were: Township Solicitor Alfred W. Crump, Jr., Township Supervisor Nathan Ohlinger, Township Supervisor Duane Bennetch, 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 May 30, 2017 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Richard Mazich, the minutes of the May 30, 2017 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

Mr. Bruce Rader, Berks Surveying & Engineering, Inc. requested to speak to the Planning Commission regarding waiving the requirements for a land development plan for Mr. Norman Seay, 128 Lyons Road. Mr. Rader submitted a minor drainage plan and a land development waiver request. Mr. Rader informed the Planning Commission that Mr. Seay proposes to erect a 30'x 80' interior design and wood craft studio on a vacant lot at 128 Lyons Road (Quality First Home Interiors Studio). Mr. Seay told the Planning Commission he already obtained a highway occupancy permit from the State and has confirmed with the former Township Zoning Officer that a woodcraft studio use is a permitted use in the Commercial Zoning District. It was Mr. Seay's understanding that due to the project being very minor in scope and due to the proposed use having little or no impact on neighbors, the Township may consider waiving the land development requirement (per Section 3:80 of the Township's Subdivision and Land Development Ordinance). After a brief discussion, the Township Solicitor and Chairman inquired as to whether one of the Planning Commission members wanted to make a motion to waive the land development requirements per Section 3.80 of the SALDO. No motion was made. The Planning Commission recommended Mr. Rader and Mr. Seay follow the Township's standard procedures for commercial properties and follow Section 3.80 of the SALDO and encouraged them to proceed with submittal of a land development plan for Township review.

**OLD BUSINESS**

**Rory Gehman Minor Subdivision II – Sally Ann Furnace Road** – The Township Sewage Enforcement Officer (Robert Wuerth, LTL Consultants, Ltd.) received, reviewed and signed off on the DEP planning module for the Rory Gehman Minor Subdivision II. On a motion by Bill McFadden, seconded by Nancy Ogden, the Planning Commission approved the planning module on behalf of the Rory Gehman Minor Subdivision II and recommends the Board do the same. There was no public comment. All were in favor. Motion carried. The only other pending item is zoning compliance with Section 4.07.02.A of the Rockland Township Zoning Ordinance. The Zoning Hearing Board held a public hearing on June 21, 2017 regarding Jason Miller's variance application, and the Zoning Hearing Board will reconvene on Wednesday, June 28, 2017 to render a decision (with a written decision to follow). The Township received a time extension request from John Hoffert, Hoffert Surveyors until September 30, 2017. On a motion by Bill McFadden, seconded by Nathan Roush, the Planning Commission approved the time extension request until September 30, 2017 for the Rory Gehman Minor Subdivision II and recommends the Board do the same. 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 2.02.190: Reword definition to read “Sign: Any structure, building, wall or other outdoor surface, or any device **of any nature** or **any** part thereof, which displays...”.
- Section 2.02.191: Delete.
- Section 2.02.192: Delete
- Section 2.02.193: Delete
- Section 2.02.194: Delete.
- Section 2.02.195: Delete.
- Section 2.02.196: Delete.
- Section 2.02.200: Delete.
- Section 2.02.201: Delete.
- Section 2.02.202: Delete.
- Section 2.02.204: Delete.
- Section 2.02.206: Delete.
- Section 2.02.208: Delete.
- Section 2.02.209: Delete.
- Section 2.02.210: Delete.
- Section 2.02.211: Delete.
- Section 2.02.213: Delete.
- Section 2.02.214: Delete.
- Ludgate Engineering will review the remaining sign definitions and merge and/or condense.
- Section 2.02.216 Use definition from the PA Municipalities Planning Code.
- Section 2.02.217: Delete.
- Section 2.02.218: In last sentence, remove “but not a cellar”.
- Section 2.02.219: Use definition from the PA Municipalities Planning Code.
- Section 2.02.220: Remove definition and refer to Joint Comprehensive Plan.
- Section 2.02.221: Remove definition and refer to Joint Comprehensive Plan.
- Section 2.02.222: Delete.
- Section 2.02.224: Delete.
- Section 2.02.225: Definition shall read “The dividing line between a lot and the outside boundary of a public or private street, road, or highway right-of-way.”
- Section 2.02.226: Delete.
- Section 2.02.227: Include “Local Roads” and refer to Joint Comprehensive Plan.
- Section 2.02.228: Delete.
- Section 2.02.231: Ludgate Engineering will review since it is likely that mining is included in the text of the Zoning Ordinance.
- Section 2.02.235: Keep this definition and delete “accessory use” definition.
- Section 2.02.238: Delete.
- Section 2.02.241: Delete.
- Section 2.02.242: Include sentence in definition: “All remaining yards shall be considered side yards.”
- Section 2.02.248: Definition shall read: “Zoning Map: The current Rockland Township Zoning Map.”
- Section 2.02.250: Definition shall read: “Zoning Ordinance: The current Rockland Township Zoning Ordinance.” (including any amendments)

Ludgate Engineering agreed to finalize the definitions section and send out a draft incorporating all the revisions discussed to date in advance of next month’s meeting. Township officials agreed to continue to review and discuss Article 2 (Definitions) at next month’s Planning Commission meeting to be held on July 25, 2017.

**NEW BUSINESS**

There was no new business.

**PUBLIC COMMENT**

There was no public comment.

There being no further business, the meeting was adjourned at 8:40PM on a motion by Bill McFadden, seconded by Richard Mazich.

Respectfully submitted,

Karen Krall  
Secretary