

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
November 28, 2017**

The monthly meeting of the Rockland Township Planning Commission was held on November 28, 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 and Matthew Mack 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 September 26, 2017 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Bill McFadden, the minutes of the September 26, 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 the 3<sup>rd</sup> Final Plan Review Letter dated 11/17/2017. The Township also received the Birdsboro Pipeline Environmental Assessment from the Federal Energy Regulatory Commission (FERC). FERC is requesting comments by December 15, 2017. After a brief discussion, the Planning Commission offered no comments to pass along to FERC regarding the Birdsboro Pipeline Environmental Assessment. The Township Engineer provided a brief overview of the review letter. The Township Engineer noted that the stormwater design has changed completely, but no calculations were provided. Oley Township will need to issue the necessary permits before Rockland Township officially approves the land development plan. While discussing the status of the land development plan letter and considering the proposed pad site location close to karst geology, the Township Engineer was instructed to send a letter to Dawood Engineering expressing the Planning Commission's concerns about the karst geology in the area and proximity of residents' wells (well testing recommended). Rockland Township also received a time extension request until January 31, 2018 from Paul Wilson, Dawood Engineering. On a motion by Richard Mazich, seconded by Bill McFadden, the time extension request until January 31, 2018 was approved for the Birdsboro Pipeline Project Land Development Plan. There was no public comment. All were in favor. Motion carried. The Planning Commission then discussed the possibility of not meeting next month, so the Planning Commission considered another motion to allow the extension of the Birdsboro Pipeline Project Land Development Plan beyond January 31, 2018. On a motion by Bill McFadden, seconded by Nancy Ogden, the Planning Commission recommends the Board of Supervisors approve a time extension request for the Birdsboro Pipeline Project beyond January 31, 2018 (assuming Dawood Engineering is agreeable to submitting another time extension request beyond the original date of January 31, 2018). There was no public comment. All were in favor. Motion carried.

**NEW BUSINESS**

Marcy Tocker, 57A Kutz Road was present at the request of the Township Zoning Officer, Jackie Hollenbach regarding a recent complaint received by the Township. Ms. Tocker informed the Planning Commission of her background in animal welfare and social services and provided a brief overview of the work that she does on her property (Grey Muzzle Manor). As the result of conversations with the Township Zoning Officer, Ms. Tocker understands that the animals on her property do not comply with the Township's AEU/weight requirement per acreage and inquired about options available in order to seek compliance with Township regulations. Township officials advised Ms. Tocker that she could apply for a variance or seek to identify an adjoining property owner who may be willing to lease or rent land to her in order to meet the minimum acreage requirement. At the conclusion of the discussion, the Planning Commission confirmed their support of the work being done at this location (animal assistance therapy, etc.) and viewed it as having a positive impact on the community. The Planning Commission advised Ms. Tocker that they would be supportive of the granting of a variance by the Zoning Hearing Board should it be necessary to pursue this option.

**Zoning Ordinance Review/Amendment Project – Ludgate Engineering** – Jackie Hollenbach and Matthew Mack from Ludgate Engineering led the review/discussion of Article 7 (Environmental Protection Overlay District Regulations). The following revisions were discussed:

- Section 7.01 – Change the last sentence in paragraph 1 to read: “... the environmental protection overlay districts have been divided into the following individual overlay districts:”
- Section 7.01 – Change paragraph 2 to read: “The Environmental Protection Overlay Districts supplement but do not replace the existing underlying zoning district regulations.”
- Section 7.02.2 – Amend per Ordinance 2012-11.
- Section 7.02.3 – Uses permitted by right listed in the EP-1 Floodplain Overlay District should be consistent with the Township’s Floodplain Ordinance.
- Section 7.02.4 – Amend per Ordinance 2012-11.
- Section 7.02.5 – Amend per Ordinance 2012-11.
- Section 7.02.6 – Add note regarding 50’ from top of bank of unmapped watercourse.
- EP-1 – Floodplain Overlay District – The Township’s Zoning Map should match the new updated FEMA maps.
- Section 7.03.2 (A) – Change first sentence to read: “When applicable, the Zoning Officer/Township Engineer will advise the applicant when the property is within areas designated under Section 7.03.3.”
- Section 7.03.2 (B) – Change last sentence to read: “The plan shall demonstrate that stormwater runoff, erosion, soil stabilization, on-lot sewage disposal, and sediment control will not affect lands that contain a high water table.”
- Section 7.03.3 – Change “Berks County Soil Survey” to “USDA Web Soil Survey”.
- Section 7.03.3 (B) - Keep the listing of high water table soils (those located in Rockland Township) and reference the hydric soils listing on the Berks County Conservation District website as updated.
- Section 7.03.4 (E) – Change to read: “If it is determined by the Zoning Hearing Board that the high water table is inaccurate regarding the land in question, then the area shall not be subject to the high water table controls...”
- Section 7.03.4 (F) – Add language to clarify that all boundary changes that are approved will be made on the map prepared by the Board of Supervisors during the next map amendment.
- Section 7.03.5 (Uses Permitted by Right) – Most uses are non-structural. Recommendation to change the title of this section to clarify that these are uses exempt from requiring a detailed/special study.
- Section 7.03.5 (H) – Change (H) to (K) and amend to allow items without a foundation to not require a study, unless a building permit is required.
- Section 7.03.6 (C) – Remove (home occupations).
- Section 7.03.8 – Change title to “Area Regulations for Newly Created Lots” and remove all yard/height requirements after 7.03.8 (A) beginning with “Lot Width”.

Township officials agreed to continue to review and discuss Article 7 (Environmental Protection Overlay District Regulations) at the January 30, 2018 Planning Commission meeting.

**2018 Planning Commission Meeting Dates** – The Planning Commission decided to meet on Tuesday, December 18, 2018, due to a conflict with Christmas. On a motion by Richard Mazich, seconded by Nancy Ogden, the 2018 Planning Commission Meeting dates and times were approved for advertising. 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 9:31PM on a motion by Richard Mazich, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall  
Secretary