

ROCKLAND TOWNSHIP PLANNING COMMISSION

MEETING MINUTES June 26, 2018

The monthly meeting of the Rockland Township Planning Commission was held on June 26, 2018 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush and Nancy Ogden. Also in attendance were: Township Solicitor Alfred W. Crump, Jr., Township Supervisor David Wartzluft, Township Supervisor Nathan Ohlinger, Jaclyn Hollenbach from Ludgate Engineering and interested citizens.

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

The minutes of the May 29, 2018 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Nancy Ogden, the minutes of the May 29, 2018 Planning Commission meeting were approved as presented. There was no public comment. Motion carried.

OLD BUSINESS

Seven-Year Review of Rockland Township's Agricultural Security Area – At the May 29, 2018 Planning Commission meeting, Planning Commission members were asked to review the list of properties currently enrolled in the Township's Ag Security Area prior to tonight's meeting (in order to make recommendations or to suggest modifications to the ASA to the Board of Supervisors). After reviewing the list, the Planning Commission recommended removal of parcel ID #75-5441-04-53-8450 since this property originally located along Lake Road has been subdivided (Brandywine Crossing Subdivision) and diverted to residential development and therefore no longer reflects the purpose of the Pennsylvania Agricultural Security Law. There was no public comment. All were in favor. Motion carried.

Zoning Ordinance Review/Amendment Project – Jackie Hollenbach from Ludgate Engineering led the review/discussion of Article 9 (Performance Standards for Certain Principal Uses). The following revisions were discussed:

- Section 9.18.5 – Ludgate Engineering suggested that this setback be consistent with the 200 feet setback in general agricultural section.
- Section 9.18.6 – Delete.
- Section 9.20 – Ludgate Engineering suggested adding hours of operation (7:00AM-6:00PM) from the Township's Junkyard Ordinance.
- Section 9.20.7 – Ludgate Engineering suggested adding a note to clarify that all waste oil and gas shall be removed from the site. Any waste oil or gas temporarily held on the site shall be in approved double containers or other method to provide adequate precautions to prevent contamination/pollution (or as deemed appropriate by PA DEP or any other authority having jurisdiction over the storage of such products).
- Section 9.20.8 – Delete.
- Section 9.20.9 – Amend to read: "No garbage or organic or biodegradable waste shall be permitted to be stored at any junkyard."
- Section 9.20.11 – Add a note that states that facilities shall be adequately lighted with no greater than 0.5 foot-candles beyond the property line.
- Section 9.21 – Add a note that states that kennels shall comply with all state codes and regulations.
- Section 9.23.3 (I) – Discussed possibly adding a 300 setback from an occupied dwelling, public building, school, public park or commercial building.
- Section 9.24.7 – Remove last sentence (included in 9.24.3).
- Section 9.28 – Delete.
- Section 9.31 – Add a note to clarify that these regulations do not apply to recreation uses for a single family home (i.e. play yard, basketball net, swimming pool, etc.).
- Section 9.38.2 (A)(ii) – Recommendation to change the land area for a mobile home park from 20 acres to a minimum contiguous land area of 10 acres.

Township officials agreed to review and discuss Article 10 (Parking and Loading Regulations) and Article 11 (Signs) at the July 31, 2018 Planning Commission meeting.

NEW BUSINESS

Berks County Comprehensive Plan 2030 Draft Update – Correspondence was received from the Berks County Planning Commission requesting Township officials review the plan and provide any comments within 45 days. A public open house meeting is scheduled for Monday, July 16, 2018 from 5:30PM-7:30PM at the Berks County Agricultural Center. After a brief review of the Berks County Comprehensive Plan 2030 Draft Update, the Planning Commission offered no comments to pass along to the Berks County Planning Commission.

There was no additional new business.

The Planning Commission briefly discussed anticipated changes to the official Township Zoning Map. It was agreed that changes to the Zoning Map will be discussed and decided upon at a later date.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 8:23PM on a motion by Nancy Ogden, seconded by Nathan Roush.

Respectfully submitted,

Karen Krall
Secretary