

**BERWICK TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 3, 2021**

CALL TO ORDER/PLEDGE TO THE FLAG

The February 3, 2021 regular meeting of the Berwick Township Planning Commission was held in the Berwick Township Municipal Building – 85 Municipal Road, Hanover, PA 17331. The meeting was called to order at 6:00 p.m. Members present were Alex Cistone, Tom Danner, Gary Nalavany, Paul Berg, Tim Knoebel KPI Technology, Rob Thaeler Adams County Planning.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of January 6, 2021 were approved on motion of Tom Danner, seconded by Gary Nalavany. Motion carried.

NEW BUSINESS

1) **Proposed text amendments to the Zoning Ordinance**

Tom Danner explained the Board of Supervisors went back and reviewed the revisions that were suggested for text amendment for the H-C District, and the Board recommended to eliminate the need for islands in parking lots. Revisions have been made to Section 27 relating to Landscaping of Parking Facilities: Section 705.B (2) (d), (e), and (f) relating to divider strips has been removed and 705.B (2) (g) is renumbered to 705.B (2) (d).

Rob Thaeler stated their office is currently reviewing this revision and do not support removing the divider strip language. There is also language in Section 705.B (2) that still includes divider strips, and divider strip is still defined. You need to provide for pedestrian movement, which separates the pedestrian travel route from the vehicle travel route. You will probably not get into a parking lot divider arrangement with a car dealership, you won't trigger the divider strip standard.

Tom Danner made a motion to forward these H-C District amendments to the Board of Supervisors, including comments made by Rob Thaeler, Adams County Planning take under advisement, and the Board of Supervisors can determine to what degree they want to adopt the amendments, seconded by Gary Nalavany. Motion carried.

PREL/FINAL SUBDIVISION/LAND DEVELOPMENT PLANS

1) **Harvest Chapel** – Final Land Development Plan – (6947 York Road) – **Must act by 2/3/21**

The proposal is to subdivide 3.73 acres from the 7007 York Road property and add it to the Harvest Chapel property for a new total lot size of 8.98 acres (Lot 2) for the Church. Land development

February 3, 2021

improvements include the addition of a parsonage and 117 new parking spaces. The additional entrance onto Route 30 has been removed from the revised plan.

Comments were reviewed from KPI Technology in their letter dated February 3, 2021.

Tom Danner made a motion to approve the requested waiver to the requirement to submit a preliminary plan, seconded by Alex Cistone. Motion carried.

Alex Cistone made a motion to recommend approval of the Harvest Chapel Final Development Plan subject to meeting the conditions of KPI Technology's letter dated February 3, 2021, and considering the Adams County Planning Office comments when they are received, seconded by Gary Nalavany. Motion carried.

PUBLIC COMMENT (GENERAL)

- 1) Paul Landis was present to discuss a property located at 2465 Carlisle Pike, Hanover. Mr. Landis explained he has a water treatment company, and would like move it to this area. There are currently 2 homes on this property, which we would like to remove. Would like to add an enclosed loading dock and use this property as my business. Impervious coverage and possible land development were discussed. Mr. Landis will submit a letter detailing what he would like to do, including square footage and request whether or not he would need to go through the land development process.

Meeting adjourned.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP

