

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

CALL TO ORDER/PLEDGE TO THE FLAG

The March 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, Paul Berg, Don Long, Leah Heine KPI Technology, Rob Thaeler Adams County Planning. Gary Nalavany was not in attendance.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of February 3, 2021 were approved on motion of Tom Danner, seconded by Paul Berg. Motion carried.

NEW BUSINESS

- 1) Robert L. Maxwell & Joan M. Hinton – (440 Beaver Creek Road) – Variance Request

The applicant is requesting a significant amount of relief from the setback for a riding school and/or horse boarding stables. Tom Danner made a motion recommending the Zoning Hearing Board follow the Ordinances as written, seconded by Paul Berg. Motion carried.

- 2) Ned E. & Lanie M. Eisenhart – (210 High Rock Road W.) – Special Exception Request

The applicant is requesting a Special Exception for a granny flat as a second dwelling unit on the property. Tom Danner made a motion recommending approval subject to meeting all of the criteria of the Ordinance, seconded by Paul Berg. Motion carried.

PREL/FINAL SUBDIVISION/LAND DEVELOPMENT PLANS

- 1) **Johnny & Sherri Lewis** – Final Subdivision Plan/Planning Module – (903 Race Track Road) - **Must act by 5/5/21**

The submitted plan proposes the subdivision of a 1-acre residential lot from an existing 21.06-acre parcel along Race Track Road. Rob Thaeler stated there was a Variance granted by the Zoning Hearing Board on September 2, 2014 from the minimum lot width standard. If it is determined that the variance has expired, a new application to the Zoning Hearing Board would be necessary to allow lot 2 to be created. Section 904.B(2)(e) establishes a time limitation for variance approvals of one year. We question whether the resulting configuration of the residual lot can be authorized since it will be creating a new panhandle lot. A Stormwater Management Plan submission is required since the proposed coverage is 1,400 square feet.

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Leah Heine discussed the need to apply for a Variance before the Zoning Hearing Board since the previous Variance expired. A stormwater plan will be required for lot 2 prior to building permit issuance. Stormwater management and erosion control notes and details should be removed from this plan. Sewage Facilities Planning approval is required. It should be shown that a driveway permit can be issued for the proposed driveway location on lot 2.

Tom Danner made a motion that the applicant will need to follow the recommendations of KPI Technologies letter dated March 2, 2021 and Adams County Office of Planning and Development's letter dated March 3, 2021, seconded by Paul Berg, Motion carried.

- 2) Ned & Lanie Eisenhart – Planning Module – (210 High Rock Road W.) – Must act by 4/24/21

The Board tabled the Eisenhart Planning Module until after the applicant receives Zoning Hearing Board approval for the use.

UPDATE

Tom Danner stated he and Harry McKean met with DEP today for the commercial lots in Cambrian Hills. They proposed a stormwater management plan which will allow it to dump into the quarry, and DEP had no objections. There is a PennDOT scoping meeting on March 18, 2021 at 1:30 p.m. for the intersection of Hanover Street and Route 94.

Tom Danner made a motion to adjourn, seconded by Paul Berg. Motion carried.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP