

**BERWICK TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 4, 2021**

**CALL TO ORDER/PLEDGE TO THE FLAG**

The August 4, 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. Don Long arrived at 6:10 p.m.

**PUBLIC COMMENT (AGENDA ITEMS):** None.

Tom Danner gave the Planning Commission a pamphlet on posting meeting agendas. All items must be listed on the agenda to discuss or take action on.

**PREVIOUS MEETING MINUTES**

The minutes of June 2, 2021 were approved on motion of Tom Danner, seconded by Gary Nalavany. Motion carried.

**PREL/FINAL SUBDIVISION/LAND DEVELOPMENT PLANS**

1) **Apple Automotive, Inc. – Prel/Final Land Development Plan – (Route 94/Green Springs Road)**

The proposes the development of an Automobile Dealership on the existing lot. The plan depicts a 25,435 square foot building, with associated parking, vehicle display space, and supporting features.

Tim Knoebel stated Section 429A was amended to remove vehicle sales from the 150-foot setback from a residential zoned property. How do you see this relating to your plan? Bob Sharrah explained that vehicle sales are all of the parking spaces out in front of the building, and therefore; should not be affected by that. The service and repair will be inside the building. Mr. Knoebel stated we may need to get an interpretation from the Zoning Officer. Discussion on the setbacks, sewage planning/exemption and Highway Occupancy Permit. Mr. Knoebel, Mr. Thaeler and Mr. Sharrah will sit down and go through the comments. The developer was told they will need their NPDES permit before they can do any site work.

2) **SKL Real Estate, LLC – Final Land Development Plan/Form B Waiver – (1565 Carlisle Pike)**

The plan proposes a 76' x 50' detail shop and 30' x 26' paved area northwest of the existing Gene Latta Ford Dealership. As part of the project connection to public sewer and water is proposed with extensions to sewer and water in the Cambrian Hills development. The applicant will need to address the comment from KPI Technology and Adams Count Planning.

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3) Sutton Run Estates – Preliminary Subdivision Plan – (Sutton Road)

There will be 16 residences located in Berwick Township. The road maintenance should be a cooperative effort between Berwick Township and Abbottstown Borough. KPI Technology and Adams County Planning will submit comments after their review.

**NEW BUSINESS**

1) Lincoln Speedway Zoning Hearing August 19<sup>th</sup>

Tom Danner stated Lincoln Speedway had previously requested to expand their use of parking to land that lays to the west of the race track. They were told they need to go before the Zoning Hearing Board to get a special exception. An agreement was entered into with Lincoln Speedway and the Township that they would not use that area for camping, only for parking overflow. There were several issues with campers here before and complaints. They were told the campers need to be in the east lot to the lower side where they were visible so they could be monitored. The Speedway advertised the campers could park on the west side, which is in violation of the agreement. They need to go before the Zoning Hearing Board to get a Special Exception.

Paul Berg made a motion to recommend the following, seconded by Don Long.

- Surveillance will need to be conducted and maintained at all times when camping is in progress.
- Will need to install a dump station based on whether or not the ordinance requires it.
- Limited to certain events, which are predetermined.
- All comments will need to be addressed by the Township Engineer and Adams County to meet all ordinance requirements.

Motion carried.

**PUBLIC COMMENT (GENERAL)** – None.

Paul Berg made a motion to adjourn at 7:30 p.m., seconded by Tom Danner. Motion carried.

**The next Berwick Township Planning Commission meeting will be held on September 1, 2021 at the Township Building, 85 Municipal Road, Hanover, PA 17331.**

Respectfully submitted,

Jean A. Hawbaker, Secretary  
**BERWICK TOWNSHIP**