

**BERWICK TOWNSHIP  
PLANNING COMMISSION MEETING  
September 15, 2021**

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

The September 15, 2021 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, Tim Knoebel KPI Technology. Gary Nalavany member, and Rob Thaeler Adams County Planning were not in attendance.

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

**PREVIOUS MEETING MINUTES**

The minutes of August 4, 2021 were approved on motion of Tom Danner, seconded by Paul Berg. Motion carried.

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

- 1) **SKL Real Estate, LLC** – Final Land Development Plan/Form B Waiver – (1565 Carlisle Pike) – **Must act by 10/19/21**

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. This facility will not be open to the public, it's simply for Gene Latta to wash and prepare his new vehicles to put out for sale. As part of this plan, Gene Latta will tie into the public sewer that is installed in Cambrian Hills, and will hook into public water through the York Water Company. Comments from KPI Technology were reviewed and discussed. Revised plans were submitted to KPI Technology earlier today, which has yet to be reviewed. This use would be an accessory to the auto sales.

The Board tabled until the next Planning Commission meeting.

- 2) **Apple Automotive, Inc.** – Prel/Final Land Development Plan – (Route 94/Green Springs Road) – **Must act by 10/23/21**

The plan 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.

Bob Sharrah stated they are proposing 3 right ins, but when the PennDOT letter came out it said they were reconsidering their position on the matter. So, we asked for a meeting to discuss it. We are also working with the Adams County Conservation District and DEP on the NPDES permitting. Mr. Sharrah presented a request for an extension until March 31, 2022.

- 3) **Sutton Run Estates** – Preliminary Subdivision Plan – (Sutton Road) – **Must act by 11/2/21**

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The proposal is to subdivide a 34-acre tract into 66 total lots (3 non-buildable), 39 lots to be located in the Borough of Abbottstown and 18 lots to be located within Berwick Township. The applicant will address the comments and revise their plans, and include stormwater calculations.

The Board tabled until next month.

4) **Alex Cistone** – Prel/Final Land Development Plan – (Bermudian Keys, Lot 11) – **Must act by 11/2/21**

The plan proposes the construction of a truck/trailer/equipment storage facility on Lot 11 of the Bermudian Keys development fronting on Progress Avenue. Comments from KPI Technology and Adams County were received. This parcel of land has 2 different zoning districts, so we have 2 different sets of setbacks, plus we have the original setbacks that were on the subdivision plan for Bermudian Keys. Tim Knoebel stated when Bermudian Keys was done, there was no zoning. We want to make sure that the setbacks that they are using are coinciding with the determination of the Zoning Officer on the setbacks that would apply. Terry Sheldon stated they hashed this out with the Zoning Officer, and the decision we arrived at is to treat the entire property as being in the EC Zoning District as far as setbacks are concerned. KPI Technology and Adams County both supported a modification request to allow the driveway location as proposed. Comments are being addressed and plans will be revised.

Paul Berg made a motion to approve the waiver to Section 405-B.1 of the SALDO to modify the location of the access, seconded by Tom Danner. Alex Cistone abstained. Motion carried.

**NEW BUSINESS**

- 1) **Ordinance No. 21-04 – Sign Regulations** – The Board of Supervisors adopted this Ordinance on September 13, 2021 as advertised.
- 2) **Ordinance No. 21-05 – Setbacks for Fences** – Tom Danner explained the issues that the Zoning Officer was currently having with fences. In the new Ordinance, if an original fence is put on a property, the neighbor beside them can put up a fence, but must stay 2 feet off of the neighbor's line so the property in between can be maintained.

Tom Danner made a motion to recommend adopting Ordinance No. 21-05 as written, seconded by Paul Berg. Motion carried.

**PUBLIC COMMENT (GENERAL)** – None.

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

**The next Berwick Township Planning Commission meeting will be held on October 6, 2021 at the Township Building, 85 Municipal Road, Hanover, PA 17331.**

Respectfully submitted,

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