

**BERWICK TOWNSHIP  
PLANNING COMMISSION MEETING  
OCTOBER 5, 2022**

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

The October 5, 2022 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, Don Long, , Paul Berg, Tim Knoebel of KPI Technology, Rob Thaeler Adams of County Office of Planning Development. KPI Technology, Gary Nalavany was not in attendance.

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

**PREVIOUS MEETING MINUTES**

The minutes of September 7, 2022 were approved on motion of Tom Danner, seconded by Don Long. Motion carried.

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

- 1) **Cambrian Hills Phase 2 – Prel./Final Subdivision/Land Development Plan** – (Green Springs/Route 94) – **Must act by 10/11/22 (Request for an extension until 1/10/23)**

Tim Knoebel reviewed comments submitted by KPI Technology. Streets, storm drainage within the proposed public street right of way are proposed for dedication to the township, in addition to the sanitary sewer system. Stormwater will be maintained by the Homeowner’s Association for stormwater management basins, storm drainage piping and major conveyance swales, and stormwater on individual lots will be maintained by the property owner. The draft HOA documents are under review. The recreation area will be maintained on lot 115. Waiver on plan scale and basin bottom slope of less than 2% are being requested. Will need an E&S Plan approval and an amended traffic study to include Phase 2 is required. Sinkhole disclosures should be reviewed by the Township Solicitor. The water system will need to be approved. Bonding of related improvements, Declaration/Covenants and Stormwater O&M are required.

Tom Danner made a motion to grant Cambrian Hills Phase 2 – Prel./Final Subdivision/Land Development Plan an extension until 1/10/23, seconded by Paul Berg. Motion carried.

- 2) **Sutton Run Estates – Prel. Subdivision Plan** – (Sutton Road) – **Must act by 4/10/23**

Revised plans have not been submitted for this subdivision.

- 3) **Calvary Christian Center** – Sketch Plan – This property is off of Rt. 194, across from the Beaver Creek Mobile Home Park. Would like to subdivide the house and church into separate parcels. We do not have enough frontage and will need 90 feet. I have been told we need to go before the Zoning Hearing Board for a variance.

Tom Danner made a motion in support of the applicant to go before the Zoning Hearing Board for a variance, seconded by Paul Berg. Motion carried.

October 5, 2022

**NEW BUSINESS** – (Zoning Hearings)

- 1) #Z-2022-07 – Champion Home Builders – 7 Egret Drive
- 2) #Z-2022-08 – Champion Home Builders – 20 Egret Drive

Tom Danner made a motion to recommend the Zoning Hearing applicants follow the Ordinance as written, seconded by Don Long. Motion carried.

**AGENDA ADDITION**

Alex Cistone made a motion to add Affordable Pet Supply discussion to the agenda, seconded by Tom Danner. Motion carried.

Tom Danner stated we told them before to come in with a professional planner as to why the zoning should be changed. The building is in Abbottstown Borough, but the stormwater is in Berwick Township. They need to make a formal submission to the township to start the review process. Tom Danner made a motion to have the Secretary notify them to make a formal submission and pay review fees, seconded by Paul Berg. Motion carried.

Tom Danner made a motion recommending the Solicitor prepare a municipal agreement as necessary for Affordable Pet Supply, seconded by Paul Berg. Motion carried.

**PUBLIC COMMENT (GENERAL)** – None.

Tom Danner 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 November 2, 2022, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.*

Respectfully submitted,

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