

**BERWICK TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 2, 2022**

CALL TO ORDER/PLEDGE TO THE FLAG

The November 2, 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, Gary Nalavany, Tim Knoebel of KPI Technology, Rob Thaeler Adams of County Office of Planning Development. KPI Technology,

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of October 5, 2022 were approved on motion of Paul Berg, seconded by Don Long. Motion carried.

PREL/FINAL SUBDIVISION/LAND DEVELOPMENT PLANS

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

Tim Knoebel indicated Peterson Lane exceeds the maximum 4% leveling area within 100 feet of an intersection. It should be clarified if the lights proposed are to be for intersection lighting or dusk to dawn house lights. Lot 35 is a buildable lot, but also contains a stormwater facility. Operations and Maintenance notes for this future lot owner should be placed on sheet 1 of the plans. Will need approval from York Water. The other comments from KPI Technology are somewhat technical. The fire company will need to be notified regarding hydrant placement.

Tom Danner made a motion to recommend granting a waiver (304.A.13) to the requirement to provide 1-foot interval contours for existing and proposed contours, seconded by Gary Nalavany. Motion carried.

The applicant will address the remaining comments and technical issues.

2) **Cambrian Hills Phase 2 – Prel./Final Subdivision/Land Development Plan** – (Green Springs/Route 94) – **Must act by 1/10/23**

KPI Technology's Geo-technical Engineer reviewed and commented on the plan in which the applicant will need to address.

Tom Danner made a motion to recommend granting a waiver (304/306) to provide a plan scale of 1"=50' or larger, and (310.7.B.5) to have a basin bottom slope of less than 2% subject to addition of underdrain, seconded by Paul Berg. Motion carried.

The traffic engineer is to submit a Summary of the Current Status of Traffic Studies and any Pertinent Phase 2 Data as an Update (304.B.10 & 413). Approval of the water system is required (306.B.4). Other items required include: Bonding of improvements, developer's agreement, HOA

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documents & Declaration/Covenants, grading plan for lot 118, include structural and dimensional shop drawings for the updated storm drainage system, verify sanitary sewer lateral connections in the Kinzer Court cul-de-sac, and other administrative items as required.

Tom Danner made a motion to recommend that the Solicitor and any other third party to start working on comments from KPI Technology's letter dated November 2, 2022 as it pertains to them, seconded by Paul Berg. Motion carried.

3) **Affordable Pet Supply** – Final Land Development – Stormwater Review (300 Pleasant St.)

The plan proposes the construction of a 50,000 SF light manufacturing facility and the extension of Borough streets into the property for access. The building and access improvement are located in Abbottstown Borough, but stormwater piping and a filter basin are located in Berwick Township, and nothing is being built in Hamilton Township.

Tim Knoebel explained that Berwick Township should be a party to any financial security for stormwater management, drainage and E&S related improvements (305.C.5 & 306.B.18). The plan should contain acknowledgment boxes for the Berwick Township Planning Commission and Board of Supervisors. There are technical issues that we will need them to address.

Rob Thaeler explained that the proposed use of the property is not listed as a permitted use in the Berwick Township Zoning Ordinance. The Berwick Township Zoning Officer will need to determine whether the presence of associated infrastructure components (primarily the stormwater management facilities) of a use not permitted in the R-1 District can be permitted. Stormwater is not the principal use, but is an accessory use, or you could look at the stormwater as being a component of the use.

Tom Danner made a motion to recommend authorizing Rob Thaeler and Tim Shultis to weigh in on the proposed use with the Zoning Officer, so a determination can be made, seconded by Alex Cistone. Motion carried.

Paul Berg stated he would like to visit the site for this proposed development to get a clearer understanding. A date will be set for this visit.

PUBLIC COMMENT (GENERAL) – None.

Alex Cistone made a motion to adjourn, seconded by Tom Danner. Motion carried.

The next Berwick Township Planning Commission meeting will be held on December 7, 2022, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP