

**BERWICK TOWNSHIP  
PLANNING COMMISSION MEETING  
July 6, 2022**

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

The July 6, 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, Gary Nalavany, Don Long, Paul Berg, Tim Knoebel KPI Technology, Rob Thaeler Adams County Office of Planning Development.

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

**PREVIOUS MEETING MINUTES**

The minutes of June 1, 2022 were approved on motion of Tom Danner, seconded by Paul Berg. Motion carried.

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

- 1) **Ream Roofing – Prel./Final Land Development Plan** – (Enterprise Drive) – **Must act by 7/6/22 (Request for an extension until 10/5/22)**

The plan proposes the construction of a 9,600-sf office/shop building and a future 25,800 sf addition to be used as a warehouse under the name of Ream’s Roofing on Lot 1 of the Bermudian Keys Subdivision. The adjacent (Laughman) property has been re-zoned from EC to LMU. It should be determined based on the timing of the submission if the plan should reflect the current zoning LMU and be subject to zoning requirements that would subsequently apply. Mr. Knoebel stated since the township is not interested in enforcing the pending ordinance doctrine, the Township Secretary should submit a letter to the adjacent property owner to make them aware that a plan has been submitted. If they wish to look at the plan or make comments, they will need to contact the township office.

Tom Danner made a motion recommending the township secretary send a letter to the adjacent property owner making them aware that this plan does not reflect the current zoning (LMU), and can be reviewed at their convenience and commented on if they wish, seconded by Paul Berg. Motion carried.

Will need to find out if Ream Roofing is a distribution center or a contractor.

- Requested waivers: (303) To the requirement to submit a separate Preliminary 2) (304.A.13) To the requirement to provide contour intervals of 1 foot, and 3) (310.1.B.1) To the requirement that slopes can be no greater than 10% within 20 feet of a property line
- Actual lease area and reference to the agreement for the billboard on the property
- Sewage Facilities Planning Exemption has been submitted
- A cost estimate has been received and will be reviewed
- A Development Agreement will need to be executed and recorded with the plan

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- Fire protection compliance
- Township HOP
- Future expansion should be clearly shown on the plan
- Stormwater Management, which includes an Operations and Maintenance Agreement
- Need to submit a better turnaround diagram

Tom Danner made a motion to grant the requested waivers, seconded by Don Long. Motion carried.

Tom Danner made a motion to grant Ream Roofing an extension until 10/5/22, seconded by Don Long. Motion carried.

- 2) **Cambrian Hills Phase 2 – Prel./Final Subdivision/Land Development Plan** – (Green Springs/Route 94) – **Must act by 7/11/22** (Request for an extension until 10/11/22)

Tom Danner made a motion to grant Cambrian Hills an extension until 10/11/22, seconded by Paul Berg. Motion carried.

- 3) **Sutton Run Estates – Prel. Subdivision Plan** – (Sutton Road) – **Must act by 10/10/22**

Tim Knoebel explained the 2 access points are located in Abbottstown. There are 17 lots are located in Berwick Township. The sewer is proposed to go to Abbottstown. The cul-de-sac has been removed and looped it through. There was discussion on future development hooking into the Berwick sewer system, instead of piecemealing with Abbottstown.

Tom Danner made a motion to grant a waiver for usage of slanted curbs instead of vertical curbs (Section 503.C), seconded by Paul Berg. Motion carried.

Kris Raubenstine will submit a separate planning module for Berwick Township, which will be reviewed by the Board of Supervisors, and a graphic will be prepared to discuss the requirement to provide driveway turnarounds.

- 4) **Thomas & Sandra Danner – Prel./Final Subdivision Plan/Planning Waiver** – (Segovia Ct./Hershey Heights Road) – **Must act by 9/1/22**

The plan proposes to subdivide a 2.5-acre lot from an existing 4.07-acre parent tract in the RC zoning district. The 2.5-acre parcel will be added to the adjoining 2.86-acre property.

Paul Berg made a motion to recommend approval of the Thomas & Sandra Danner Prel./Final Subdivision Plan subject to addressing all comments from KPI Technology in their letter dated June 23, 2022, seconded by Gary Nalavany. Tom Danner abstained. Motion carried.

#### **NEW BUSINESS** – (Zoning Hearings)

- 1) #Z-2022-02 – James & Sharon Kitzmiller – 781 Race Track Road

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Tom Danner made a motion to recommend this go before the Zoning Hearing Board regarding the setbacks, seconded by Paul Berg. Motion carried.

2) #Z-2022-03 – Martin Water Conditioning – 2465 Carlisle Pike

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

**PUBLIC COMMENT (GENERAL)** – None.

Tom Danner made a motion to adjourn, seconded by Don Long. Motion carried.

**The next Berwick Township Planning Commission meeting will be held on August 3, 2022 at the Township Building, 85 Municipal Road, Hanover, PA 17331.**

Respectfully submitted,

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