

**BERWICK TOWNSHIP
PLANNING COMMISSION MEETING
August 3, 2022**

CALL TO ORDER/PLEDGE TO THE FLAG

The August 3, 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, Tim Knoebel KPI Technology, Rob Thaeler Adams County Office of Planning Development. Gary Nalavany and Paul Berg were not in attendance.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of July 6, 2022 were approved on motion of Tom Danner, seconded by Don Long. Motion carried.

PREL/FINAL SUBDIVISION/LAND DEVELOPMENT PLANS

- 1) **Ream Roofing – Prel./Final Land Development Plan** – (Enterprise Drive) – **Must act by 10/5/22**

Tim Knoebel explained they did address the zoning comments on our letter. The truck entrance and loading area were discussed. Donnie Fleming, Hanover Land Services was present to answer any questions. Truck movement will be better represented for the phasing of this project. The applicant is requesting a waiver on the proposed access driveway from 24' to 26'. Tom Danner made a motion to recommend approval of the requested waivers, seconded by Don Long. Motion carried.

- a) Section 303 – To the requirement to submit a separate Preliminary Plan
- b) Section 304.A.13 – To the requirement to provide contour intervals of 1 foot
- c) Section 310.1.B.1 – To the requirement that slopes can be no greater than 10% within 20 feet of a property line
- d) Section 405.B.3 – To the requirement of driveway width from 24' to 26'.

Don Long made a motion to approve the Ream Roofing Prel./Final Land Development Plan subject to addressing the comments from KPI Technology in their letter dated June 30, 2022, and Adams County Office of Planning & Development's comments dated May 26, 2022, seconded by Tom Danner. Motion carried.

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

There will need to be discussion with Berwick and Abbottstown relative to Section 304.B.10 & 413 – Traffic Impact Study.

- 3) **Cambrian Hills Phase 2 – Prel./Final Subdivision/Land Development Plan** – (Green Springs/Route 94) – **Must act by 10/11/22**

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Tim Knoebel explained one of the bigger things we still have to get through yet, is to make sure we are happy with changes made to detention basins. Our geotechnical engineer is reviewing this. The interceptor on Ledger will need to be reviewed. An amended Traffic Study is required in accordance with the Phase 1B Development Agreement. The HOA document will be updated to include Phase 2. All outstanding comments will be addressed.

NEW BUSINESS – (Zoning Hearings)

1) #Z-2022-04 – Champion Home Builders – 19 Egret Drive

Tom Danner made a motion that Champion Home Builders follow the Ordinance, seconded by Don Long. 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 September 7, 2022 at the Township Building, 85 Municipal Road, Hanover, PA 17331.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP