

**BERWICK TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 1, 2023, 6:00 P.M.**

CALL TO ORDER/PLEDGE TO THE FLAG

The November 1, 2023 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, Tim Knoebel of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development. Don Long and Paul Berg were not in attendance.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of September 6, 2023 were approved on motion of Tom Danner, seconded by Gary Nalavany. Motion carried.

PREL/FINAL SUBDIVISION/LAND DEVELOPMENT PLANS

- 1) **Sutton Run Estates** – Prel. Subdivision Plan/Planning Module – (Sutton Road) – **Must act by 3/25/24**

Nothing to discuss.

- 2) **Calvary Christian Center** – Final Subdivision Plan & Non-Building Waiver – (340 Abbottstown Pike) – **Must act by 1/29/24**

The plan proposes to subdivide a 2.39-acre lot from the existing Calvary Christian Center property to create a separate residential lot for an existing home.

Some stone will be removed so that church attendees are not going to the house. There will be 2 separate drives, one to the church and one to the house. Clarification will be needed on addressing relief from Section 602.C, panhandle lot configuration, which is not authorized in the R-2 District.

Tom Danner made a motion to authorize the township solicitor to discuss addressing Section 602.C with the Zoning Hearing Board solicitor, seconded by Alex Cistone. Motion carried.

The remaining comments will be addressed, and will wait and see what the Solicitors have to say regarding the panhandle lot.

Tom Danner made a motion to recommend approval of the Final Subdivision Plan/Non-Building Waiver for Calvary Christian Center subject to addressing the County comments dated October 27, 2023, and KPI's comments dated October 31, 2023, and finding out what the determination is from the Solicitor's regarding the panhandle lot, seconded by Gary Nalavany. Motion carried.

PUBLIC COMMENT (GENERAL) – None.

Gary Nalavany made a motion to adjourn, seconded by Tom Danner. Motion carried.

November 1, 2023

The next Berwick Township Planning Commission meeting will be held on December 6, 2023, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP