

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

CALL TO ORDER/PLEDGE TO THE FLAG

The December 6, 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, Paul Berg, Tim Knoebel of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development. Don Long and Gary Nalavany were not in attendance.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of November 1 2023 were approved on motion of Tom Danner, seconded by Paul Berg. 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**

Tabled until next month.

- 2) **Hanover Retail Holdings, LLC** – Final Subdivision Plan/Non-Building Waiver – (Carlisle Pike) – **Must act by 2/6/24**

The plan proposes the subdivision of existing Hanover Retail Holding Lots 1 & 1B (6.2 & 10.9 acres respectively) into lot 1 & 2 (7.9 & 8.2 acres respectively) for future commercial use. The subdivision also creates a right-of-way of approximately 1 acre for the future extension of Hanover Street that will run from Carlisle Pike to Ledger Drive.

Tom Danner made a motion to recommend a waiver on preliminary plan submission, seconded by Paul Berg. Motion carried.

Tom Danner made a motion to recommend approval of the Hanover Retail Holdings, LLC Final Subdivision Plan/Non-Building Waiver subject to addressing KPI Technology's comments dated December 5, 2023, and Planning & Development's comments dated December 1, 2023, seconded by Paul Berg. Motion carried.

NEW BUSINESS

- 1) **Calvary Christian Center** – Zoning Hearing

Tom Danner made a motion to recommend supporting as presented, seconded by Paul Berg. Motion carried.

PUBLIC COMMENT (GENERAL) – None.

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Tom Danner stated the Zoning Review Committee will be revisiting the large animal ordinance. At the beginning of the new year, the Supervisor's will start the process of codifying our ordinances. Bill Scott is our new Zoning/Code Enforcement Officer.

Alex Cistone made a motion to adjourn, seconded by Paul Berg. Motion carried.

The next Berwick Township Planning Commission meeting will be held on January 3, 2024, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP