

**BERWICK TOWNSHIP  
PLANNING COMMISSION MEETING  
APRIL 5, 2023, 6:00 P.M.**

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

The April 5, 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, Gary Nalavany, Don Long, Paul Berg, Tim Knoebel of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development. Tom Danner was not in attendance.

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

**PREVIOUS MEETING MINUTES**

The minutes of March 1, 2023 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/Planning Module – (Sutton Road) – **Must act by 4/10/23 – Request for an extension until 10/7/23**

The sewer is for an extension to the Abbottstown-Paradise Joint Sewer Authority sanitary sewer collection system.

Paul Berg made a motion to recommend the Planning Module be completed per the recommendations of the Township Engineer's comments dated April 4, 2023, and authorize the Chairman to sign, seconded by Gary Nalavany. Motion carried.

Paul Berg made a motion to recommend granting Sutton Run Estates an extension until 10/7/23, seconded by Alex Cistone. Motion carried.

- 2) **Griffith Plumbing Services** – Prel./Final Land Development Plan – (6431 York Road) – **Must act by 7/10/23**

This plan was tabled.

- 3) **Ruhlman Concrete** – Final Subdivision Plan/Planning Exemption – (Carlisle Pike) – **Must act by 5/29/23**

Tim Knoebel explained they want to subdivide it, which will leave lot 1 with the existing house, and lot 2 would be vacant and available for development. We had discussion about the lot width requirements, lot 2 is limited in terms of its lot width for non-residential. For non-residential it has to be 200 feet. We are unable to approve a plan that doesn't meet that requirement. Since that time, revisions were made to address comments. A note should be placed on the plan that lot 2 is for residential use only, unless a variance is obtained. A stormwater management plan will be required prior to building permit issuance for improvements to either lot.

April 5, 2023

Paul Berg made a motion to recommend approval of the Ruhlman Concrete, LLC Final Subdivision Plan subject to addressing any remaining comments from the April 4, 2023 KPI Technology comments, and the March 16, 2023 Adams County Office of Planning and Development comments, seconded by Don Long. Motion carried.

**NEW BUSINESS**

1) **Subdivision and Land Development Ordinance Amendment**

This amendment revises the definition of Land Development.

2) **Zoning Ordinance Amendment**

This amendment revises definitions, providing standards on buffering and screening, dimensional standards and housekeeping.

Paul Berg made a motion to recommend approval of the Subdivision and Land Development Ordinance Amendment, and the Zoning Ordinance Amendment, seconded by Gary Nalavany. Motion carried.

**PUBLIC COMMENT (GENERAL)** – None.

Alex Cistone made a motion to adjourn, seconded by Don Long. Motion carried.

*The next Berwick Township Planning Commission meeting will be held on May 3, 2023, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.*

Respectfully submitted,

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