

**BERWICK TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 6, 2024, 6:00 P.M.**

CALL TO ORDER/PLEDGE TO THE FLAG

The March 6, 2024 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, Don Long, Leah Heine of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development. Gary Nalavany was not in attendance.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of January 3, 2024 were approved on motion of Paul Berg, seconded by Don Long. Motion carried.

PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLANS

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

Kris Raubenstine, Hanover Land Services, Inc. stated that the road layout was revised to go across the stream for safety reasons. Have been working back and forth with the township's engineer and Abbottstown's engineer. Most of our time has been spent with DEP and the Conservation District. We received our NPDES permit and Sewage Facilities Planning has been approved. We are getting down to just administrative items.

Rob Thaeler explained they received this revised plan today, and due to the number of changes on this plan from the previous plan, our review will be required.

Mr. Raubenstine explained Abbottstown Borough has not taken any formal action on the requested traffic study waiver. A fee of \$1,000 per lot and a Trip Generation Evaluation was offered by the applicant to the municipalities in lieu of conducting a traffic study for this development. There are two ways they can get off Sutton Road, they can come on Kinneman Road or they can go into the Borough. The roads will be dedicated with intermunicipal agreements, which the attorney's are working on.

Tom Danner made a motion to grant Sutton Run Estates an extension until September 21, 2024, seconded by Paul Berg. Motion carried.

Adams County Office of Planning still needs to review and comment on the revised plan they received today. Will discuss at the April 3rd meeting.

- 2) **Bret Hertzog** – Sketch Plan – 121B Green Springs Road

Ron Brown, Group Hanover, Inc. presented the sketch plan for 121B Green Springs Road, in the vicinity of the Gun Club. They are looking at having 2 lots and wanted input on the possibilities. The property

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does not front onto a public street. The SALDO requires road frontage. The 50' strip gives access for egress and ingress.

Will need to check the deeds to find out if there are any easement restrictions, and if the Board of Supervisors would consider granting a waiver for no road frontage.

3) **Thang C. Nguyen** – Sketch Plan – 2745 Carlisle Pike

Ron Brown wanted to know if the use as a daycare was still in place. They want to operate a nail salon at this location. Last year Berwick Township gave approval for the holding tank, and it is currently being used as a residence. If we can continue the existing use, and put the parking where it is currently located.

If the previous use is abandoned for a year, then that use goes away, and will need to go by the current regulations. The applicant will decide what they are going to do.

NEW BUSINESS

1) **Zoning Ordinance Amendment No. 2024-02**

Tom Danner explained we updated a couple of ordinances. With the large animal ordinance, we changed the height of fences in the front yard from 3 feet to 4 feet.

Another thing, the adoption of changing the dimensional requirements in the commercial district. There was an error in that section.

Tom Danner made a motion to recommend adopting Zoning Ordinance Amendment No. 2024-02, seconded by Paul Berg. Motion carried.

PUBLIC COMMENT (GENERAL) – None.

Paul Berg made a motion to adjourn, seconded by Don Long. Motion carried.

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

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP