

**BERWICK TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 5, 2024, 6:00 P.M.**

CALL TO ORDER/PLEDGE TO THE FLAG

The June 5, 2024 meeting of the Berwick Township Planning Commission was held at 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, Gary Nalavany, Don Long, Leah Heine of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of April 3, 2024 and May 1, 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 9/21/24**

Leah Heine stated they are requesting a waiver to Section 304.B.10 to the requirement of preparing a Traffic Impact Study (a \$1,000 fee per lot has been offered in lieu of preparing a Traffic Impact Study).

Tom Danner made a motion to recommend the waiver to Section 304.B.10 to the requirement of preparing a Traffic Impact Study, and will pay \$1,000 per lot in lieu of the Traffic Impact Study, seconded by Alex Cistone. Motion carried.

Paul Berg made a motion to recommend approval of the Sutton Run Estates Preliminary Subdivision Plan, seconded by Tom Danner. Motion carried.

- 2) **B. Elite Properties** – Planning Module – (171 Bair Road) - **Must act by 7/28/24**

Leah Heine explained this facility is proposed for 171 Bair Road. The Planning Module 3s is for a Small Flow Treatment Facility. They do not have appropriate soils on site for a traditional sewer system. This can be discharged to a stream or a dry ditch. There are 2 existing homes on this site, a 3-bedroom, and a 5-bedroom, and they are in the Limited Mixed-Use District.

Tom Danner wanted to know the feasibility of going to the first manhole further north. Jack Powell stated looking at the life expectancy of this system, which is 12 years, and the cost of this system is \$42,000 and the cost of tying into the public sewer is \$74,000.

The township will have some responsibility once this system is installed making sure the owners are testing it, sending results, etc.

Tom Danner stated if it is feasible, they should hook into the public sewer.

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Rob Thaeler discussed the County's comments on the module. The proposal is not consistent with the Adams County Comprehensive Plan, and not consistent with the use, development, and protection of water resources. We do not support this proposal when connection to an existing central sewer system is possible. We believe that having the property connect to the public sewer system would be the proper means of achieving consistency with the Township Official Sewage Facilities Plan.

Tom Danner made a motion for conditional approval of the Component 4A pending the township's engineer review and agreement, seconded by Gary Nalavany. Motion carried.

NEW BUSINESS:

1) **Ordinance #2024-03** – Proposed Large Animal Ordinance and Zoning Amendments

Tom Danner explained at our last Supervisor's meeting there were some requests to revisit some of it. The intent of this Ordinance was to fix the inability of some people to be able to have large animals on their property. Our existing Ordinance was very restrictive on what you could do. The real issue is if the 100' setback in the front of the property is a viable requirement. It is consistent with our Comprehensive Plan, and it was recommended by our Zoning Review Committee. The Board of Supervisors and Adams County are also in agreement with the proposal. We were then asked to look at it again.

Candi Becker – 762 Hershey Heights Road was present to discuss having a horse on 2 acres. Since a grazing pasture has been defined, it could simply be 1 acre.

Tom Danner explained why the Zoning Review Committee went with the 2 acres. It has to do with animal welfare. In most cases, we found out over grazing, animals are not being taken care of, land is not suitable for pasturing or grazing, and we have issues with humanity and inhumane treatment of animals. We needed protection for fair treatment of animals. A tremendous amount of homework was done to get to this point.

The Planning Commission will wait to see what the Zoning Review Committee has to say when they meet again on this issue.

Meeting adjourned.

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

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP