

**BERWICK TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 3, 2024, 6:00 P.M.**

CALL TO ORDER/PLEDGE TO THE FLAG

The April 3, 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, Paul Berg, Don Long, Gary Nalavany, Leah Heine 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 6, 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**

Abbottstown Borough will discuss the requested traffic study waiver, a fee of \$1,000 per lot and a Trip Generation Evaluation at their next meeting. There are a total of 57 lots. The Planning Commission decided to wait to see what Abbottstown Borough decides on this matter.

Adams County comments were reviewed, and it was noted they recommend the use of 5-foot radii at street intersections (in accordance with Abbottstown Borough SLDO standards) rather than the excessive 25-foot radii still shown.

Most of the comments have been addressed, except for some administrative items.

Paul Berg made a motion to table this plan to wait to see what Abbottstown Borough does with the traffic study waiver, seconded by Gary Nalavany. Motion carried.

- 2) **Douglas J. & Ann M. Small** – Final Land Development Plan – (105 Kelly Road) – **Must act by 6/20/24**

The Plan proposes the construction of a Garden, Building and Contractor Supply use on a 1.14-acre property fronting on and accessed from Kelly Road in the Limited Mixed-Use District. No water or sewer service is proposed. They would like to store their material here, and will be using a canopy type structure so material does not get wet. Will need to submit a waiver to submitting a Preliminary Plan. Other comments from KPI Technology were also reviewed.

The County has concerns on a possible impact on Kelly Road with the large vehicles. The zoning ordinance requires a minimum lot size of 80,000 square feet of non-residential that is not served by public sewer and water. Parking needs to be addressed.

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Paul Berg made a motion to table the plan until all comments are addressed, seconded by Don Long. Motion carried.

PUBLIC COMMENT (GENERAL) – None.

Alex Cistone made a motion to adjourn, seconded by Gary Nalavany. Motion carried.

The next Berwick Township Planning Commission meeting will be held on May 1, 2024, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP