

**BERWICK TOWNSHIP
PLANNING COMMISSION MEETING
MAY 1, 2024, 6:00 P.M.**

CALL TO ORDER/PLEDGE TO THE FLAG

The May 1, 2024 meeting of the Berwick Township Planning Commission was held outside at the Berwick Township Municipal Building – 85 Municipal Road, Hanover, PA 17331 due to a lack of access into the building. The meeting was called to order at 6:15 p.m. Members present were Alex Cistone, Don Long, Tim Knoebel of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development. Paul Berg, Gary Nalavany and Tom Danner were not in attendance. A quorum was not present.

PUBLIC COMMENT (AGENDA ITEMS): None.

PREVIOUS MEETING MINUTES

The minutes of April 3, 2024 were not approved since there was not a quorum present, however; the members present agreed with the minutes.

PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLANS

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

Additional notes will be added to the plan. No customer service or sales will be conducted on the premise. Waiver is requested to the requirement to submit a Preliminary Plan. The members present agreed with granting the waiver. Weight limit on Stanley Drive and Little Avenue will not be exceeded. Bonding of related improvements required in the amount of \$21,521.50. Development Agreement as recommended by the Solicitor, and Operations and Maintenance Agreement.

Tim Knoebel recommended the Douglas J. & Ann M. Small Final Land Development Plan for approval subject to addressing all comments in their letter dated April 30, 2024. The members present agreed to recommend the Plan to the Board of Supervisors.

- 2) **Sutton Run Estates** – Prel. Subdivision Plan/Planning Module – (Sutton Road) – **Must act by 9/21/24**

Waivers are being requested. Will need an indemnification agreement if the developer starts construction from the preliminary plan.

This plan was tabled due to a lack of a quorum present, and Abbottstown Borough's written decision regarding the traffic study.

NEW BUSINESS:

- 1) Zoning Ordinance Amendment #2024-03

May 1, 2024

Rob Thaeler stated the Planning Commission's comments on the proposed ordinance amendment is not obligated. The hearing is scheduled on May 13, 2024.

Meeting adjourned at 6:35 p.m.

The next Berwick Township Planning Commission meeting will be held on June 5, 2024, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.

Respectfully submitted,

Jean A. Hawbaker, Secretary
BERWICK TOWNSHIP