

ATTENDANCE

Call to Order and Pledge to the Flag.

2023-11 GRINGS HILL BUSINESS PARK, LLC

(Preliminary) Equitable Owner: Grings Hill Business Park, LLC; Agent: Benchmark Civil Engineering Services, Inc.- Paul A. Szewczak; Location: Grings Hill Rd. at SR222; Parcel ID# 39-438515525856, 39-438515523932, and 39-438519612834; Plan No.880001; Proposal Summary: Annexation and resubdivision for proposed land development of 2 industrial buildings with public water and public sewer.

- a) Revised Preliminary Subdivision Plan from Benchmark Civil Engineering Services, Inc., dated 12/13/23
- b) Signed Resolution #896 for Conditional Preliminary Land Development Plan approval, dated 12/19/23
- c) Updated Review Letter based on revised plans from 12/13/23 from GVC, dated 01/05/24

This plan is listed for tracking purposes and will not be discussed at this meeting.

2023-12 BERKS NATURE/JAWD ENTERPRISES ANNEXATION/SUBDIVISION

EXPIRATION DATE – 4/06/2024

(Final Minor Subdivision) Owner: Berks Nature; Applicant: Cheryl Burton, President of JAWD Enterprises, Inc.; Agent: John W. Hoffert P.L.S., Ltd., Location: New Holland Rd.; Parcel ID#39-530510361086, Plan # D-23-90-1; Proposal Summary: The applicants are proposing to annex a 0.039 acre parcel from one property (Berks Nature property) to an adjoining property (JAWD Enterprises property). The Berks Nature property is a vacant, wooded parcel located within the Medium Density Residential (MR) Zoning District while the JAWD Enterprises property is located within the Local Commercial (LC) Zoning District and accommodates what appears to be an existing two-story residential building. The proposed annexation will have no impact on the existing uses of the properties nor will it create any dimensional non-conformities. The JAWD Enterprises property is smaller than the minimum required lot area, and the existing building encroaches into the required yards; however, these conditions are pre-existing non-conformities that will improve as a result of the proposed annexation.

- a) Final Minor Subdivision plan submitted by John W. Hoffert P.L.S., Ltd., dated 11/17/23 (rec. 12/12/23).
- b) Cumru Township SALDO application, dated 10/25/2023 (rec. 12/12/23).
- c) BCPC review letter, dated 12/21/23.
- d) Review Letter from GVC, dated 1/03/2024.

INFORMAL PLANS

A.) LOCATION: 1529 Old Lancaster Pike; Owners: Larry and Yongmee Bashore, residents of 1579 Old Lancaster Pike; Proposal Summary: Constructing a set of duplexes on the property of 1529 Old Lancaster Pike.

- a) Project layout dated 12/13/23 (received 1.03.24)
- b) Email chain explaining the proposed project.

- B.) LOCATION: Lot 1 of East Pointe Dr.; Applicant: New Castle Lawn and Landscape located at 3 East Pointe Dr.; Proposed Summary: Proposed Stone Parking Area of 363,010 sq. ft.
- a) Project drawing- received 1/04/24.

OTHER BUSINESS

ADJOURNMENT