

ORDINANCE NO. 600

AN ORDINANCE OF THE TOWNSHIP OF DERRY,
DAUPHIN COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 225 (ZONING), ARTICLE IV (ESTABLISHMENT OF ZONING
DISTRICTS), SECTION 225-21 (ZONING MAP AMENDMENTS) OF THE CODE OF
THE TOWNSHIP OF DERRY TO CHANGE THE CLASSIFICATION OF LAND
LOCATED GENERALLY SOUTH OF AND ADJACENT TO HERSHEY MEDICAL
CENTER PROPERTY, EAST OF APPENZELL DRIVE, FROM A SUBURBAN
RESIDENTIAL ZONING CLASSIFICATION TO A MEDICAL CAMPUS
ZONING CLASSIFICATION

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the
Township of Derry, Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article IV, Section 225-21 of the Code of the
Township of Derry is hereby amended by amending the Zoning Map to change the
zoning classification of certain land from a Suburban Residential classification to a
Medical Campus classification in accordance with the following description:

BEGINNING at a concrete monument at the northwest corner of Lot #2
at the southwest corner of property now or formerly of Michelle L.
Forney; thence by line of property now or formerly of Michelle L.
Forney, property now or formerly of Hershey Medical Center, and
property now or formerly of Gerald and Ruth Ann Ebersole, North 61
degrees 26 minutes 03 seconds East 903.94 feet to an iron pin; thence
by line of property now or formerly of Thomas Stapf, property now or
formerly of American Tower, and property now or formerly of Sirio
Startoni, South 11 degrees 33 minutes 57 seconds East 646.97 feet to
an angle iron; thence by line of property now or formerly of Bradley
Wise, South 61 degrees 26 minutes 03 seconds West 137.97 feet to an
iron pin; thence by line of Lot #1a the following 6 courses and
distances: 1) North 27 degrees 48 minutes 27 seconds West 175.00
feet to an iron pin; 2) North 73 degrees 11 minutes 12 seconds West
105.36 feet to an iron pin; 3) South 61 degrees 26 minutes 03 seconds
West 174.99 feet to an iron pin; 4) North 45 degrees 15 minutes 07
seconds West 182.56 feet to an iron pin; 5) South 83 degrees 39
minutes 09 seconds West 174.68 feet to a concrete monument; 6)
South 82 degrees 19 minutes 06 seconds West 125.34 feet to a
concrete monument; thence by line of property now or formerly of
Village of Innsbruck Homeowners Association, North 27 degrees 48
minutes 27 seconds West 83.12 feet to a concrete monument, the
place of BEGINNING.

CONTAINING 290,287.97 square feet or 6.664 acres.

BEING Lot #2 on the Preliminary/Final Subdivision Plan for Winters, recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument No. 20090037574.


SECTION 2: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

ORDAINED AND ENACTED into law this 25th day of October, 2010, to become effective five days from the date hereof.

ATTEST

BY:




Marc A. Moyer,
Secretary

(Seal)

BOARD OF SUPERVISORS
TOWNSHIP OF DERRY
DAUPHIN COUNTY, PENNSYLVANIA

BY:



E. Christopher Abruzzo
Chairman

ORDINANCE NO. 618

AN ORDINANCE OF THE TOWNSHIP OF DERRY, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 225,(ZONING), ARTICLE IV THEREOF, ENTITLED ESTABLISHMENT OF ZONING DISTRICTS, TO CHANGE THE CLASSIFICATION OF A PARCEL OF LAND LOCATED ALONG THE EAST SIDE OF NORTH LINGLE AVENUE FROM AN AGRICULTURAL/CONSERVATION CLASSIFICATION TO AN INDUSTRIAL ZONING CLASSIFICATION

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Derry, Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article IV, Section 225-21, of the Code of the Township of Derry is hereby amended by amending the Zoning Map in accordance with the following description and by adding the following language to Section 225-21:

Ordinance Number	Adoption Date	Description
618	11-22-2011	Lands of LIT Palmyra, L.P. located on the east side of North Lingle Avenue and south of the railroad changed from an Agricultural/Conservation zoning classification to an Industrial zoning classification


SECTION 2: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to extent of such inconsistency.

SECTION 3: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

ORDAINED AND ENACTED this 22nd day of November, 2011, by the Board of Supervisors of Derry Township, Dauphin County, Pennsylvania to become effective five days from the date hereof.

BOARD OF SUPERVISORS,
TOWNSHIP OF DERRY,
DAUPHIN COUNTY, PENNSYLVANIA

ATTEST:


Secretary

By: 
Chairman

(SEAL)

ORDINANCE NO. 623

AN ORDINANCE OF THE TOWNSHIP OF DERRY,
DAUPHIN COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 225 (ZONING), ARTICLE IV (ESTABLISHMENT OF ZONING
DISTRICTS), SECTION 225-21 (ZONING MAP AMENDMENTS) OF THE CODE
OF THE TOWNSHIP OF DERRY TO CHANGE THE ZONING CLASSIFICATION
OF A WESTERN PORTION OF THE PROPERTY LOCATED AT
19 EAST CHOCOLATE AVENUE, HERSHEY, FROM AN
INDUSTRIAL CLASSIFICATION TO A VILLAGE CORE CLASSIFICATION

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Derry, Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article IV, Section 225-21 of the Code of the Township of Derry is hereby amended by amending the Zoning Map to change the zoning classification of 7.07 acres of land from an Industrial classification to a Village Core classification in accordance with the following description:

BEGINNING at a point along the centerline of East Chocolate Avenue (SR 0422) where the centerline of Ceylon Avenue (T-385) intersects; said point having state plane coordinates, Northing: 349,168.82 Easting: 2,276,023.77;

Thence along centerline of said East Chocolate Avenue (SR0422), S63°06'08"W, a distance of 456.88 feet to a point south of lands of The Hershey Company known as 19 East Chocolate Avenue, Lot A;

Thence through lands of said 19 East Chocolate Avenue on the following three (3) courses and distances: (1) N27°12'15"W, a distance of 127.36 feet to a point; (2) S62°47'45"W, a distance of 46.75 feet to a point; (3) N27°12'15"W, a distance of 420.87 feet to a point on the centerline of the right-of-way of the Norfolk Southern Railroad;

Thence along said centerline on a curve to the left having a radius of 2,911.82 feet, an arc of 479.84 feet, a chord bearing of N42°09'46"E, a chord distance of 479.30 feet to a point near the northeast property corner of proposed Lot B;

Thence along the eastern property line of said Lot B the following nine (9) courses and distances: (1) S52°43'27"E, a distance of 74.29 feet to a point; (2) S09°12'50"E, a distance of 120.30 feet to a point; (3) S27°16'08"E, a distance of 143.50 feet to a point; (4) N62°46'37"E, a distance of 6.18 feet to a point; (5) S27°16'08"E, a distance of 213.35 feet to a point; (6) N62°46'37"E, a distance of 5.00 feet to a point; (7) S27°16'08"E, a distance of 46.00 feet to a point; (8) N62°46'37"E, a distance of 217.70 feet to a point; (9) S27°16'08"E, a distance of 136.25 feet to a point in the centerline of the right-of-way line of East Chocolate Avenue (SR0422);

Thence along centerline of said East Chocolate Avenue (SR0422), S63°06'08"W, a distance of 169.27 feet to a point, the Point of Beginning.

CONTAINING: 307,983 Square Feet/ 7.07 Acres

SECTION 2: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

ORDAINED AND ENACTED into law this 22nd day of May, 2012, to become effective five days from the date hereof.

ATTEST

BY: _____

Marc A. Moyer,
Secretary

(Seal)

BOARD OF SUPERVISORS
TOWNSHIP OF DERRY
DAUPHIN COUNTY, PENNSYLVANIA

BY: _____

E. Christopher Abruzzo,
Chairman

ORDINANCE NO. 631

AN ORDINANCE OF THE TOWNSHIP OF DERRY,
DAUPHIN COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 225 (ZONING), ARTICLE IV (ESTABLISHMENT OF ZONING
DISTRICTS), §225-21 (ZONING MAP AMENDMENTS) OF THE CODE
OF THE TOWNSHIP OF DERRY TO CHANGE THE ZONING CLASSIFICATION
OF THE EASTERN 24.25-ACRE PORTION OF THE PROPERTY LOCATED AT
19 EAST CHOCOLATE AVENUE, HERSHEY, FROM AN
INDUSTRIAL CLASSIFICATION TO A VILLAGE CORE CLASSIFICATION

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Derry, Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article IV, §225-21 of the Code of the Township of Derry is hereby amended by amending the Zoning Map to change the zoning classification of 24.25 acres of land from an Industrial classification to a Village Core classification in accordance with the following description:

COMMENCING at a point along the centerline of East Chocolate Avenue (SR 0422) where the centerline of Ceylon Avenue (T-385) intersects; said point having state plane coordinates, Northing: 349,168.82 Easting: 2,276,023.77;

Thence along centerline of said East Chocolate Avenue (SR0422) on the following two (2) courses and distances: (1) N63°07'35"E, a distance of 24.73 feet to a point south; (2) N62°43'24"E, a distance of 144.55 feet to Point of BEGINNING south of lands of The Hershey Company known as 19 East Chocolate Avenue;

Thence along the western property line of said lands the following nine (9) courses and distances: (1) N27°16'08"W, a distance of 136.25 feet to a point; (2) S62°46'37"W, a distance of 217.70 feet to a point; (3) N27°16'08"W, a distance of 46.00 feet to a point; (4) S62°46'37"W, a distance of 5.00 feet to a point; (5) N27°16'08"W, a distance of 213.35 feet to a point; (6) S62°46'37"W, a distance of 6.18 feet to a point; (7) N27°16'08"W, a distance of 143.50 feet to a point; (8) N09°12'50"W, a distance of 120.30 feet to a point; (9) N52°43'27"W, a distance of 74.29 feet to a point on the centerline of the right-of-way of the Norfolk Southern Railroad;

Thence along said centerline on the following two (2) courses and distances: (1) on a curve to the left having a radius of 2,911.82 feet, an arc of 500.88 feet, a chord bearing of N32°30'50"E, a chord distance of 500.26 feet to a point; N25°42'57"E, a distance 405.97 feet to a point near the northeast property corner of 19 East Chocolate Avenue;

Thence through lands of said 19 East Chocolate Avenue on the following six (6) courses and distances: (1) S63°45'47"E, a distance of 59.72 feet to a point; (2) S49°27'02"E, a distance of 311.43 feet to a point; (3) S64°31'00"E, a distance of

151.60 feet to a point; (4) S79°25'35"E, a distance of 203.59 feet to a point; (5) N88°14'30"E, a distance of 37.20 feet to a point; (6) S27°30'18"E, a distance of 618.83 feet to a point on the centerline of said East Chocolate Avenue (SR0422),

Thence along centerline of said East Chocolate Avenue the following two (2) courses and distances: (1) S62°43'52"W, a distance of 525.03 feet to a point; (2) S62°43'24"W, a distance of 449.63 feet to a point, the Point of Beginning.

CONTAINING: 1,056,503 Square Feet/ 24.25 Acres

SECTION 2: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

ORDAINED AND ENACTED into law this 26th day of March, 2013, to become effective five days from the date hereof.

ATTEST

BY:

Secretary

(Seal)

BOARD OF SUPERVISORS
TOWNSHIP OF DERRY
DAUPHIN COUNTY, PENNSYLVANIA

BY:

Chairman

ORDINANCE NO. 643

AN ORDINANCE OF THE TOWNSHIP OF DERRY,
DAUPHIN COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 225 (ZONING), ARTICLE IV (ESTABLISHMENT OF ZONING
DISTRICTS), §225-21 (ZONING MAP AMENDMENTS) OF THE CODE
OF THE TOWNSHIP OF DERRY TO CHANGE THE ZONING CLASSIFICATION
OF LANDS LOCATED NORTH OF EAST DERRY ROAD, WEST OF MILLER STREET, AND
SOUTH OF THE NORFOLK SOUTHERN RAILROAD TRACKS
FROM VILLAGE RESIDENTIAL AND ECONOMIC DEVELOPMENT CLASSIFICATIONS
TO A NEIGHBORHOOD COMMERCIAL CLASSIFICATION

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Derry,
Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article IV, §225-21 of the Code of the Township of Derry is hereby amended by amending the Zoning Map in accordance with the following description and by adding the following language to §225-21:

Ordinance Number	Adoption Date	Description
643	4-8-2014	Lands located north of the centerline of East Derry Road, west of the centerline of Miller Street, and south of the centerline of the Norfolk Southern Railroad tracks (Dauphin County tax parcel numbers 24-021-001, 24-021-003, 24-021-004, 24-021-005, 24-021-006, 24-021-007, 24-021-008, and 24-021-009) changed from Village Residential and Economic Development zoning classifications to a Neighborhood Commercial zoning classification

SECTION 2: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

ORDAINED AND ENACTED into law this 8th day of April, 2014, to become effective five days from the date hereof.

ATTEST

BY: _____

Secretary

(Seal)

BOARD OF SUPERVISORS
TOWNSHIP OF DERRY
DAUPHIN COUNTY, PENNSYLVANIA

BY: _____

Chairman

ORDINANCE NO. 652

**AN ORDINANCE OF THE TOWNSHIP OF DERRY,
DAUPHIN COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 225 (ZONING), ARTICLE IV (ESTABLISHMENT OF ZONING
DISTRICTS), §225-21 (ZONING MAP AMENDMENTS) OF THE CODE
OF THE TOWNSHIP OF DERRY TO CHANGE THE ZONING CLASSIFICATION
OF 10.25 ACRES OF LAND LOCATED WEST OF MIDDLETOWN ROAD,
NORTH OF DEER RUN DRIVE, AND ADJACENT TO WHITETAIL DRIVE AND
THE SWATARA CREEK, FROM A MULTI-FAMILY RESIDENTIAL CLASSIFICATION
TO AN ATTACHED RESIDENTIAL CLASSIFICATION**

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Derry, Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article IV (Establishment of Zoning Districts), §225-21 of the Code of the Township of Derry is hereby amended by amending the Zoning Map to change the zoning classification of 10.25 acres of land from a Multi-Family Residential classification to an Attached Residential classification in accordance with the following description:

ALL THAT CERTAIN tract of land situate on the east side of Swatara Creek, north of Red Fox Drive, located in Derry Township, Dauphin County, Pennsylvania, being a part of Lot 1, Deer Run Commons, as shown on a Rezoning Plan for Deer Run Commons, prepared by RGS Associates, dated July 8, 2014 (last revised July 18, 2014), said tract being more fully bounded and described as follows:

BEGINNING at the Northwest corner thereof at a point on the eastern side of Swatara Creek, said point being a corner of lands now or formerly of Paul O. & Patricia G. Swartz; thence extending along lands of Swartz, North seventy-nine (79) degrees nineteen (19) minutes fifty-three (53) seconds East, a distance of seven hundred ninety-one and twenty hundredths (791.20) feet to a point in line of lands of Metropolitan Edison Company; thence extending along the same, South eleven (11) degrees thirty-four (34) minutes twenty-nine (29) seconds West, a distance of four hundred twenty and eighty-five hundredths (420.85) feet to a point; thence extending through lands of DSG Development Corporation the nine following courses and distances: [1] South sixty-three (63) degrees eight (08) minutes two (02) seconds West, a distance of two hundred fifty-one and twenty-eight hundredths (251.28) feet to a point; [2] North sixty-six (66) degrees thirty (30) minutes one (01) second West, a distance of three hundred eighteen and seventy-two hundredths (318.72) feet to a point; [3] on a line curving to the left, having a radius of five hundred twenty-five and zero hundredths (525.00) feet, an arc length of fifteen and forty-five hundredths (15.45) feet, a chord bearing of South eighteen (18) degrees forty-four (44) minutes fifty-five (55) seconds West, and a chord distance of fifteen and forty-five hundredths (15.45) feet to a point; [4] South seventeen (17) degrees fifty-four (54) minutes twenty (20) seconds West, a

distance of one hundred eighty-three and two hundredths (183.02) feet to a point; [5] on a line curving to the left, having a radius of two hundred and zero hundredths (200.00) feet, an arc length of sixty-two and fifty-eight hundredths (62.58) feet, a chord bearing of South eight (08) degrees fifty-six (56) minutes thirty-one (31) seconds West, and a chord distance of sixty-two and thirty-two hundredths (62.32) feet to a point; [6] South zero (00) degrees one (01) minute seventeen (17) seconds East, a distance of one hundred eighty-five and ninety-eight hundredths (185.98) feet to a point; [7] on a line curving to the right, having a radius of one hundred fifty and zero hundredths (150.00) feet, an arc length of seventy-five and thirty-three hundredths (75.33) feet, a chord bearing of South fourteen (14) degrees twenty-one (21) minutes fifty-three (53) seconds West, and a chord distance of seventy-four and fifty-four hundredths (74.54) feet to a point; [8] South twenty-eight (28) degrees forty-five (45) minutes three (03) seconds West, a distance of one hundred twelve and thirty-one hundredths (112.31) feet to a point; and [9] North sixty (60) degrees two (02) minutes thirty-four (34) seconds West, a distance of one hundred fifty-three and thirty-four hundredths (153.34) feet to a point in line of lands now or formerly of Kathryn E. Santarelli, John E. Stover, Sara E. Miller, Martha E. Garver & Edward E. Stover, Jr.; thence extending through lands now or formerly of Kathryn E. Santarelli, John E. Stover, Sara E. Miller, Martha E. Garver & Edward E. Stover, Jr.; the two following courses and distances: [1] North sixty (60) degrees two (02) minutes thirty-four (34) seconds West, a distance of one hundred thirty-five and seventy-six hundredths (135.76) feet to a point; and [2] North fifty-eight (58) degrees forty (40) minutes zero (00) seconds West, a distance of fifty-four and sixty-seven hundredths (54.67) feet to a point; thence extending through lands of DSG Development Corporation, North fifty-eight (58) degrees forty (40) minutes zero (00) seconds West, a distance of sixty-nine and seventy-one hundredths (69.71) feet to a point on the eastern side of Swatara Creek; thence extending along the same the five following courses and distances: [1] North forty-eight (48) degrees twenty-seven (27) minutes twenty-one (21) seconds East, a distance of one hundred sixty-nine and ninety-four hundredths (169.94) feet to a point; [2] North twenty-four (24) degrees twenty-two (22) minutes fifty-two (52) seconds East, a distance of one hundred fifty-five and thirty-six hundredths (155.36) feet to a point; [3] North sixteen (16) degrees seventeen (17) minutes thirty-eight (38) seconds East, a distance of one hundred eight and twenty-seven hundredths (108.27) feet to a point; [4] North twenty-six (26) degrees twenty (20) minutes forty-six (46) seconds East, a distance of one hundred twelve and sixty-nine hundredths (112.69) feet to a point; and [5] North fifteen (15) degrees eight (08) minutes forty-three (43) seconds East, a distance of one hundred ninety-eight and one hundredth (198.01) feet to the place of BEGINNING.

Containing 10.25 Acres

SECTION 2: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

SECTION 4: The Board of Supervisors finds that this ordinance is consistent with the overall goals of the Comprehensive Plan of Derry Township.

ORDAINED AND ENACTED into law this 14th day of October, 2014, to become effective five days from the date hereof.

ATTEST

BY: _____

Secretary

(Seal)

BOARD OF SUPERVISORS
TOWNSHIP OF DERRY
DAUPHIN COUNTY, PENNSYLVANIA

BY: _____

Chairman