

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
October 2, 2012**

**CALL TO ORDER**

The Tuesday, October 2, 2012 Derry Township Planning Commission meeting was called to order at 6:00 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Chairman Matthew Tunnell.

**ROLL CALL**

Commission Members Present: Matthew Tunnell, Chairman; Ned Wehler, Secretary; Joyce St. John, Member

Commission Members Absent: Peter Gleason, Vice Chairman; Gregg Mangione, Member

Also Present: Charles Emerick, Director of Community Development; Matt Bonanno, HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission; Jenelle Stumpf, Community Development Secretary; Tracy Telesha, Stenographer

Public Registering Attendance: None

**APPROVAL OF MINUTES**

On a motion by Member St. John, seconded by Secretary Wehler, and a unanimous vote, the Planning Commission approved the minutes of September 4, 2012 as written.

**OLD BUSINESS**

**A. Review and recommendation of an additional waiver request regarding stormwater runoff volume requirements for the Preliminary/Final Land Development Plan for Centric Bank, Plat #1214**

Chuck Emerick reported that the Planning Commission recommended this plat for approval on April 3, 2012. As a part of the compliance package, the applicant requested a waiver of stormwater management that was not included in the original application. The applicant is requesting a waiver from Section 174-13 of the Stormwater Management Ordinance regarding volume controls.

The applicant has concerns in that the site has experienced sinkhole development and is therefore requesting a waiver from the stormwater runoff volume requirements. Due to the size of the property, any required infiltration system would be located under the parking lot and in close proximity to the proposed drive-thru.

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The expected volume to be infiltrated is small (1,700 CF) and it is not believed that the volume will have any impact on downstream facilities during a 2-year rainfall event.

Jim Snyder, the engineer for the project, stated that testing results were marginal for the possibility of sinkhole activity in the area. Mr. Snyder is proposing a sealed stormwater management system.

Secretary Wehler questioned what the difference was between the two plans. Matt Bonanno stated that the original plan called for water to sit in pipes and trickle into the ground. The proposed plan calls for surface planting to help offset runoff rather than an underground detention area that could create sinkholes.

**MOTION**

On a motion made by Member St. John, seconded by Secretary Wehler, and a unanimous vote, the Planning Commission recommended that the waiver from Section 174-13 be granted.

**NEW BUSINESS**

**A. Review and recommendation of the Preliminary/Final Land Development and Stormwater Site Management Plan for Hershey's Chocolate World Building and Parking Expansion, Plat # 1217**

This plan has been withdrawn from consideration.

**OTHER BUSINESS**

**A. Comprehensive Plan Discussion**

Mr. Emerick distributed Chapter One (Introduction) of the Comprehensive Plan for review.

Secretary Wehler asked what the timeframe was for the completion of the plan. Mr. Emerick replied that while there is no set deadline, completion of the plan should be done as swiftly as possible. Mr. Emerick added that the Vision & Mission Statement has been adopted by the Board of Supervisors.

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**ADJOURNMENT**

On a motion by Secretary Wehler, seconded by Member St. John, and a unanimous vote, the meeting adjourned at 6:30 p.m.

Respectfully submitted,

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Ned Wehler  
Secretary

Submitted by:

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Tracy Telesha  
Stenographer