

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
November 7, 2012**

CALL TO ORDER

The Wednesday, November 7, 2012 Derry Township Planning Commission meeting was called to order at 6:27 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Vice Chairman Pete Gleason.

ROLL CALL

Commission Members Present: Pete Gleason, Vice Chairman; Gregg Mangione, Member; Joyce St. John, Member

Commission Members Absent: Matt Tunnell, Chairman; Ned Wehler, Secretary

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

Public Registering Attendance: Brian T. Evans, Evans Engineering, Inc.

APPROVAL OF MINUTES

On a motion by Member St. John and seconded by Member Mangione, the Planning Commission approved the minutes of October 2, 2012 as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Centric Bank, Plat #1214

Mr. Emerick reported that the Board of Supervisors approved the plan.

B. Report of the Board of Supervisors' action regarding the adoption of Ordinance No. 625 amending Chapter 225 (Zoning) of the Code of the Township of Derry regarding Article XXIX (Design Review Board; Chocolate Avenue Preservation Overlay District) and Section 225-171 (Fences)

Mr. Emerick reported that Ordinance No. 625 was adopted.

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 # 1218

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Mr. Emerick stated that this site, located along Park Boulevard in the Commercial Entertainment zoning district, contains 16.37 acres and is improved with the Chocolate World facility. This plat depicts two phases of improvement. Phase 1 includes a 3,900 square foot expansion of the building to house improved restroom facilities; a parking area expansion; and an addition of a new parking facility. Phase 2 is a 6,580 square foot expansion of the retail area planned for 2016-17.

Phase 1 will add 212 regular and 6 handicapped-accessible parking spaces. The added parking facility will necessitate the relocation of the existing entrance to Chocolate World.

Waivers have been requested as follows:

- A. Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale. Staff recommended that the waivers be granted.
- B. Sections 185-12.(3)(a)[7] and 185-13.E.(4)(a)[7] regarding metes and bounds of street rights-of-way, centerlines, and easements. Staff recommended that the waivers be granted with the exception of utility and other easements within the boundaries of the property.
- C. Sections 185-12.D.(3)(a).[21] and 185-13.E.(4)(a)[19] regarding storm water plan and profiles. Staff recommended that the waivers be granted.
- D. Sections 185-12.D.(3)(a)[22] and 185-13.E.(4)(1)[20] regarding sanitary plan and profiles. Staff recommended that the waivers be granted.
- E. Sections 185-12.D.(3)(a)[23] and 185-13.E.(4)(a)[21] regarding utility plan and profiles. Staff recommended that the waivers be granted.
- F. Section 185-34 regarding sidewalks, walkways, and bicycle paths. Staff recommended that the waiver be granted as a deferment, and also that The Hershey Company obtain an access easement from Hershey Entertainment & Resorts for the use of the sidewalk at the southeast corner of the site. In addition, information signage must be placed at this sidewalk entrance indicating it as the pedestrian entrance to Chocolate World as well as Hersheypark.
- G. Section 174-14 regarding rate controls. Staff recommended that the waiver be granted.

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Representative for the applicant Brian Evans, Evans Engineering, stated that pervious pavement will be used in the new employee parking area and some of the existing parking area will be converted to pervious pavement.

Mr. Evans stated that in conjunction with the changes to the 19 E. Chocolate Avenue property, improvements will be done to the Spring Creek watershed area to mitigate storm water runoff from the Chocolate World parking area. Changes to the 19 E. Chocolate Avenue property will result in a reduction of the need and emission of raw water used in heating and cooling.

Member St. John questioned what the property at 19 E. Chocolate Avenue will look like once the demolition is complete. Mr. Evans stated that the buildings that need to be razed will be returned to open ground until a future development use is determined.

MOTION ON WAIVERS

On a motion made by Member Mangione, seconded by Member St. John, and a unanimous vote, the Planning Commission recommended that waiver requests A through G be granted as stated by staff.

MOTION ON PLAN

On a motion made by Member Mangione, seconded by Member St. John, and a unanimous vote, the Planning Commission recommended approval of Plat #1218, subject to the following being satisfactorily addressed:

- a) The comments noted in paragraph 3 of the staff report
- b) The comments noted in HRG's October 17, 2012 report
- c) The comments noted in DTMA's October 31, 2012 report

B. Review and recommendation of the Preliminary/Final Subdivision Plan for Scott R. Ortenzio and Zachary G. and Linda A. Ortenzio, Plat #1219

This plan has been withdrawn.

OTHER BUSINESS

A. Comprehensive Plan discussion

Mr. Emerick stated that he would like the Comprehensive Plan discussions to focus on one chapter at a time, with staff making recommendations and the Planning Commission adding their input. He added that he would like to get the review of Chapter 1 completed and then after that move into the other chapters of the Comprehensive Plan, but not necessarily following the order of the chapters since there

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are some grants sought that may help refine a particular chapter. He also noted that in other cases, like the traffic section, another grant may be sought to hire a consultant.

Brandon Williams explained that he applied for three grants through the U.S. EPA Smart Growth America Technical Assistance for Sustainable Communities program:

- The first grant involves the potential for a parking audit due to the Township's parking regulations being out of date. Mr. Williams stated that representatives from the EPA would analyze 2 or 3 primary areas designated by the Township as needing improvement; review the Township's regulations; and provide recommendations on creating greener parking areas.
- The second grant involves a green streets strategy and adopting green infrastructure requirements. EPA representatives would again analyze 2 or 3 areas needing improvement and provide recommendations.
- The third grant is for a mini design charrette. The EPA representatives would do a windshield survey of the downtown to look at materials, rooflines, setbacks, etc., and come up with a plan for preservation and maybe expansion of the current Design Review Board guidelines to provide requirements instead of recommendations.

Vice Chairman Gleason asked what sort of community outreach will occur beyond what is required by law. Mr. Emerick responded that outreach is a key part of the grants. Each meeting will be public. Mr. Emerick may issue specific invitations to these meetings to those persons who attended the Comprehensive Plan re-write "start up" meetings.

Member St. John commented that the problem is we are a town between two highways. In order to have a walkable downtown, there has to be a lot of frontage businesses. She asked if the Design Review Board guidelines will be revised to encourage a more walkable downtown. Mr. Emerick responded that he anticipates the re-writing of the Comprehensive Plan will alter what the Design Review Board's outcomes will be.

Member St. John commented that it would be nice to see the urban living style in downtown Hershey that draws younger people. It will encourage people to live downtown, which will in turn attract businesses.

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ADJOURNMENT

On a motion by Member St. John, seconded by Member Mangione, and a unanimous vote, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Ned Wehler
Secretary

Submitted by:

Tracy Telesha
Stenographer