

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 6, 2017

CALL TO ORDER

The Tuesday, June 6, 2017 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 Glenn Rowe.

ROLL CALL

Commission Members Present: Glenn Rowe, Chairman; Don Santostefano, Vice Chairman; Joyce St. John, Secretary; Ned Wehler

Commission Member Absent: Matt Tunnell

Also Present: Chuck Emerick, Director of Community Development; Aaron Moyer, HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission representative; Jenelle Stumpf, Community Development Secretary

Public Registering Attendance: Charles Huth, *The Sun*; Jim Snyder, Brandon Harner – Snyder, Secary & Associates; Chad Blanett, Chuck Kray, David Kray – Hershey Pharmacy; Ed Leppold; Brad Walters, BIR

APPROVAL OF MINUTES

On a motion made by Member Wehler and seconded by Vice Chairman Santostefano, the Planning Commission unanimously approved the minutes from the May 2, 2017 meeting, as written.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding the Revised Preliminary/Final Land Development Plan for the Pennsylvania State University Milton S. Hershey Medical Center University Technology Center and Healing Garden Infill, Plat #1274**

Chuck Emerick stated that the Board approved the plan, with conditions.

- B. Report of the Board of Supervisors' action regarding the request for a time extension for the conditional approval of the Preliminary/Final Subdivision Plan for Fox Glen Drive, Plat #1268**

Chuck Emerick stated that the Board granted the extension.

- C. Report of the Board of Supervisors' action regarding the request for a time extension for the conditional approval of the Preliminary/Final Subdivision/Land Development Plan and Stormwater Management Site Plan for the Hershey Downtown Center, Plat #1258**

Chuck Emerick stated that the Board granted the extension.

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D. Review and recommendation of Conditional Use Request No. 2017-01 as filed by Hershey DTC, LP

Chuck Emerick reported that the applicant withdrew the request from consideration.

E. Review and recommendation of the Preliminary/Final Subdivision/Land Development and Stormwater Management Site Plan for Hershey Towne Square, Plat #1275

Chuck Emerick stated that the applicant has requested the plan be tabled.

MOTION TO TABLE PLAT #1275

On a motion made by Vice Chairman Santostefano, seconded by Member Wehler, and a unanimous vote, the Planning Commission tabled making a recommendation on Plat #1275.

NEW BUSINESS

A. Review and recommendation of the Sketch Plan for Governors Square, Plat #1276

Chuck Emerick explained that the subject site contains approximately 7.1 acres of developable land. It is primarily located in the Hershey Mixed Use zoning district and is within the Southern Core Overlay, although a portion of the site is located outside of the Southern Core Overlay. There are four dwellings and multiple other structures to be demolished to make way for the proposed redevelopment. This plan also proposes the relocation of Sand Hill Road. Access to the site will be provided by one right-in/right-out driveway from Governor Road and one from Fishburn Road, and a full movement driveway from Sand Hill Road. The site is proposed to contain a pharmacy with “Hershey Care” services; a convenience store with fuel pumps to serve 12 vehicles, indoor/outdoor dining, and drive-through service; a 6,500-square-foot speculative office building; and 12,950 square feet of speculative retail space shown as 8 units. A combined bicycle/pedestrian path is shown in lieu of some of the required sidewalks.

Mr. Emerick and Aaron Moyer, HRG, went over their plan review comments. Mr. Emerick also noted DTMA’s and the Dauphin County Planning Commission staff’s review comments.

Secretary St. John inquired if there are any design requirements for this area of the Township, specifically in regards to the convenience store and gas station. Mr. Emerick answered no, except for the Master Plan approval process. The idea behind the Master Plan regulations is that there is a give and take between the Township and the developer; however, in this case Township staff did not see a way in which the Master Plan process would benefit the developer. Mr. Emerick noted that there are rather strict regulations in place regarding the canopy over the gas pumps (for example, they cannot be excessively illuminated).

Vice Chairman Santostefano asked if there are concerns about the nearly 90-degree angle turn in the proposed relocation of Sand Hill Road. Mr. Emerick responded that to make the angle more of a

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sweeping curve and still be compliant with the Township's requirements would be extremely difficult. When the formal plan submission is made, Mr. Emerick thinks the Township will be looking for a four-way stop at each of the intersections and speed bumps throughout the development in order to deter Sand Hill Road traffic from cutting through the development to Governor Road.

Vice Chairman Santostefano commented that the right turn movement from the development onto Governor Road is a bad idea because of the already heavy traffic volumes at certain times of the day, but it might discourage traffic from cutting through the development.

Member Wehler asked if Mr. Emerick has compiled a list of waivers that may be necessary for the redevelopment of the site. Mr. Emerick answered that he has not because of some of the comments that have been generated based on the review of the sketch plan (for example, parking counts are not yet known).

Jim Snyder of Snyder, Secary and Associates represented the applicant. He stated that because the plan is conceptual at this point, they do not have a handle on all the waivers that may be needed from the Subdivision and Land Development Ordinance.

Vice Chairman Santostefano inquired about the desired construction timeframe. Mr. Snyder responded that they would like to start by spring of 2018 and to construct everything at once (as opposed to phasing the development). Once consolidated the lots will not be re-subdivided, but ownership will be in the form of condominiums.

Member Wehler asked if it is possible to connect the parking lot and driveway to the adjacent Karns property. Mr. Snyder stated that the connection is feasible; however, Karns is not interested.

Member Wehler asked if the Governor Road widening for the turn lane would extend further to the west along the Karns property. Mr. Emerick answered yes. Additional right-of-way will be required from Karns for the Township's Governor Road project.

Chairman Rowe agreed with Vice Chairman Santostefano's concern about the nearly 90-degree angle turn in the proposed relocation of Sand Hill Road, but he does not believe that multi-direction stops and speed bumps will be enough to deter people from cutting through the development to Governor Road. A diverter island or reconfiguration of the site might be necessary. Mr. Emerick suggested a right-turn-only lane on the relocated Sand Hill Road.

Chairman Rowe commented that the proposed design of the site is aesthetically pleasing, but it would be nice if there was a door on the north side of the pharmacy building (facing Governor Road). Secretary St. John liked that the gas station is not proposed along the Governor Road frontage of the site.

Chairman Rowe noted that the Planning Commission is generally in favor of the proposal.

Public Comment

Gabe Plebani, an adjoining property owner, inquired if any eminent domain proceedings are contemplated for this project. Mr. Emerick responded that there is nothing planned in terms of this

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project; however, the Township is in the process of negotiating right-of-way along Governor Road in conjunction with its planned traffic mitigation project.

B. Review and recommendation of the Preliminary/Final Subdivision Plan for 880 Stauffers Church Road, Plat #1277.

Chuck Emerick reported that the applicant withdrew the request from consideration.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Vice Chairman Santostefano, seconded by Secretary St. John, and a unanimous vote, the meeting adjourned at 6:52 p.m.

Respectfully submitted,

Joyce St. John
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)