

**TOWNSHIP OF DERRY  
BOARD OF SUPERVISORS**

**PUBLIC HEARING  
Tuesday, September 23, 2014**

600 Clearwater Road, Hershey, Pennsylvania 17033

**CALL TO ORDER**

The September 23, 2014 Public Hearing of the Township of Derry Board of Supervisors was called to order at 6:50 p.m. by John W. Foley, Chairman.

**ROLL CALL**

***Supervisors Present:***

Sandy A. Ballard  
Justin C. Engle, Secretary  
John W. Foley, Chairman  
Marc A. Moyer, Vice-Chairman  
Matthew A. Weir

**Also Present:**

Matt Bonanno, HRG Engineer  
Charles Emerick, Director of Community Development  
Jill E. Henry, Assistant Township Manager  
Jon Yost, Solicitor  
Brenda Van Deursen, Recorder

**Public Present:** Anne Newman, Dale Holte, Craig Smith, Lou Mione, Lynwood S., Rich Gamble, Teresa Peschel, Gail Sutton, Phil Friedrich

**NEW BUSINESS:**

**Public Hearing regarding Zoning Petition No. 2014-03 and a Request to Amend the Derry Township Comprehensive Plan as filed by DSG Development Corporation.**

**Charles Emerick, Director of Community Development** – This petition is a request to rezone portions of three pieces of property from the Multi-Family Residential classification to an Attached Residential classification. The property is located north of Deer Run Drive, adjacent to Whitetail Drive along the Swatara Creek. It contains approximately 10.2 acres and is located physically within the Deer Run Commons Development with an inclusion of a small portion of Camp Stoverdale. This change is to enable the construction of townhome-style dwelling units in place of the previously approved apartment style dwelling units to meet a need that is apparently in the housing market. Both classifications are consistent with the surrounding development patterns being mixed housing types. This proposal will decrease the condominium units from 138 units to 78 units and the townhouse units will grow from 35 to 77 units. At the end it will be a net reduction of 18 dwelling units.

The developers requested modification to the comprehensive plan and future land use map. Mr. Emerick can have the proper advertising done to bring this forward as an actionable item at the Board's meeting of October 14.

Vice-Chairman Moyer asked why the developer is willing to reduce the number of units and decrease the amount of income. Mr. Emerick said he has had two people stop in his office to look at this proposal. A woman that lives on the corner of an apartment building said that three units are yet to be sold. She also told him that an older building has two units yet to be sold. These units are not a commodity that appears to be moving in Derry Township.

**Craig Smith, RGS Associates** – There is a demand right now for townhomes, which is the reason behind the rezoning.

Vice-Chairman Moyer asked if the footprint of each unit is essentially the same. Mr. Smith said the footprint is the same overall.

Supervisor Engle asked what has been built. Mr. Smith said the apartments and the courtyard areas have been built.

Since there is no objection from the public, Board Chairman Foley directed Mr. Emerick to prepare an agenda item for the October 14 meeting.

**Public Comment:**

No one came forward.

**ADJOURNMENT**

Vice-Chairman Moyer moved to adjourn the public hearing at 7:00 p.m. Supervisor Engle seconded. ***The motion carried, 5-yes, 0-no.***

SUBMITTED BY:

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Justin C. Engle  
Township Secretary

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Brenda Van Deursen  
Recording Secretary