

**DERRY TOWNSHIP BOARD OF SUPERVISORS AND
PLANNING COMMISSION
COMPREHENSIVE PLAN JOINT PUBLIC WORKSHOP MEETING NO. 2
MINUTES
JANUARY 13, 2015**

CALL TO ORDER

The Tuesday, January 13, 2015 Derry Township Board of Supervisors and Planning Commission Comprehensive Plan Joint Public Workshop Meeting was called to order at 6:11 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Board of Supervisors Chairman John Foley.

ROLL CALL

Supervisors Present: John Foley, Chairman; Marc Moyer, Vice Chairman; Justin Engle, Secretary; Matt Weir; Sandy Ballard (via conference call)

Commission Members Present: Gregg Mangione, Vice Chairman; Glenn Rowe, Secretary (Absent: Joyce St. John, Chairwoman; Matt Tunnell; Ned Wehler)

Also Present: Chuck Emerick, Director of Community Development; Brandon Williams, Assistant Director of Community Development; Jenelle Stumpf, Community Development Secretary; Chris Brown, Derck & Edson Associates, LLC; A.J. Schwartz, Environmental Planning & Design

Public Registering Attendance: Jay Ziegler; Dale Holte; Phil Friedrich, 440 West Chocolate Ave.; Nancy Garver, 930 Stoverdale Rd.; Ken Gall, Hershey Trust Company; Jason Garver, 1828 Kaylor Rd.; Mark Hackenburg, RGS Associates, Inc.; Todd Pagliarulo, Hershey Trust Company; Charles Huth, *The Sun*; Douglas Gelder, DSG Development Corporation; Katie Garver, 1828 Kaylor Rd.; Eric Spangler, 918 Hill Church Rd.; Phil Jurus, 58 Locust Ave.; Phyllis Ingold; Charleton Zimmerman

APPROVAL OF MINUTES

On a motion made by Supervisor Engle and seconded by Supervisor Weir, the August 7, 2014 Joint Workshop Meeting minutes were approved as presented by a majority vote (Supervisor Foley abstained because he was not at the meeting).

OLD BUSINESS

None.

NEW BUSINESS

A. Introductions

Chris Brown of Derck & Edson Associates, LLC, introduced himself. He explained that the purpose of this meeting is to get everyone back on track regarding this comprehensive planning process, because several months have passed since the last joint workshop meeting between the Board of Supervisors and the Planning Commission. He informed the public in attendance that there will not be a presentation at this meeting because we are not at that point in the process yet.

A.J. Schwartz from Environmental Planning & Design introduced himself. He is a landscape architect and community planner.

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B. Future Land Use Worksheet

Mr. Schwartz stated that the Board of Supervisors and Planning Commission have gone through the planning process thus far, looking at existing conditions and trying to determine what has changed in the community since the last Comprehensive Plan. He asked the Supervisors and Commissioners what they would consider to be the top 5 issues that have emerged. The responses were: traffic [*Supervisor Engle*]; stormwater (both the amount of impervious cover and its impact on other properties) [*Supervisor Weir*]; downtown revitalization (attracting business development and creating a walkable downtown) [*Commissioner Mangione*]; improving on the existing pedestrian and bicycle path network and not relying on vehicles as much [*Commissioner Rowe*]; and the amount of open space has been decreasing [*Supervisor Weir*].

Mr. Schwartz explained that in the next part of this exercise, a series of images will be shown and the participants will be asked to indicate their personal preferences (Most Favorable and Least Favorable) on a worksheet in terms of what they think is the right character for Derry Township. The questions associated with the images were as follows:

Residential Character

1. What is your vision for new low density neighborhoods? (*Choices: large, moderate, or small size lot*)
2. What is your vision for higher density neighborhoods? (*Choices: street entry/rear parking; street entry/front parking; street entry/common parking*)
3. What is your vision for the types of higher density housing? (*Choices: single family conversion; moderate scale townhouse; flats/apartments*)
4. What is your vision for a place to go shopping? (*Choices: commercial core; strip commercial; big box commercial*)
5. What is your vision for a place to go shopping? (*Choices: lifestyle center development; strip commercial development; suburban town center; traditional town development*)
6. What is your vision for an office workplace? (*Choices: large scale corporate campus; moderate scale dispersed campus; small scale linear development*)
7. What is your vision for the mix of development? (*Choices: single family residential; multiple residential types; multiple residential types/central non-residential*)

Site Development

8. What is your vision for building orientation? (*Choices: oriented toward street; oriented perpendicular to street; oriented away from street*)

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9. What is your vision for commercial parking design? (*Choices: extensive landscaping; moderate landscaping; minimal/no landscaping*)
10. What is your vision for sustainability in parking area design? (*Choices: island stormwater management; porous pavement; bio-swale*)
11. What is your vision for relationships between parking and the right-of-way? (*Choices: fencing/walls; landscaping; no fencing or landscaping*)
12. What is your vision for landscaping between development and right-of-way? (*Choices: walls; fencing; landscaping*)

Public Realm Improvements

13. What is your vision for a residential street? (*Choices: on-street parking with street trees; no on-street parking and no street trees; on-street parking and landscape buffer but no street trees*)
14. What is your vision for the character of regional corridors? (*Choices: boulevard; limited access – shared driveways; full access – individual driveways*)
15. What is your vision for the Township's major gateways? (*Choices: highway; bridges; distinctive landscaping*)
16. What is your vision for the Township's minor gateways? (*Choices: different types of signage*)

Open Space Strategies

17. What is your vision for future open spaces? (*Choices: unprogrammed green space; programmed gathering areas; athletic fields*)
18. What is your vision for shared road connectivity? (*Choices: common shoulder; shared bike lane; cycle track*)
19. What is your vision for sidewalk connectivity? (*Choices: big tree lawn; smaller tree lawn, no street trees; medium tree lawn, street trees*)
20. What is your vision for trail connectivity? (*Choices: separated, striped; just paved, minimal; amenities – fencing, seating areas, etc.*)

Mr. Schwartz asked the Supervisors and Commissioners if there is one thing they would change in the community, what would it be? The responses were: more planning in road infrastructure, particularly in north/south travel [*Supervisor Foley*]; zoning to allow a mixed use in the downtown [*Commissioners Rowe and Mangione*]; tree-less parking lots [*Supervisor Weir*]; and zoning changes to accommodate larger sidewalks [*Supervisor Engle*].

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C. Future Land Use Dot Exercise

Mr. Brown explained that the purpose of this exercise is to have the meeting participants mark areas on an aerial map of the Township to indicate their preference for where the follow is located:

Development Areas

Residential

Commercial

Institutional

Office/Mixed Use

Industrial

Hospitality/Entertainment

Open Space Areas

Park and Recreation

Natural Spaces

Agricultural

D. Questions

Mark Hackenburg asked what the process is going forward. Mr. Brown responded that the process is undetermined at the moment. The consultants are working with Township staff to plot out major meetings dates for 2015. Mr. Schwartz added that the dot exercise is extremely important and the consultants are starting to look at different areas of the Township from their professional points of view to see what does and does not make sense in order to present a draft vision for the public to react to.

Todd Pagliarulo asked if it is still intended that specific design criteria will be developed. Mr. Brown answered yes, as part of the zoning discussion.

Commissioner Mangione asked how the consultants are incorporating all of the work that the Committee had done. An extensive amount of work and community outreach was involved. Mr. Schwartz responded that they have been going through that body of work so that they can be up to speed with the information, as well as mapping and what has changed in the Township over the last 10-20 years. The information is being used from a factual standpoint, and it will be the backbone of a lot of the consultants' substantive observations and conclusions.

Supervisor Engle asked how the traffic aspect of the Comprehensive Plan will shape up and who will be involved in that. Mr. Brown stated that Traffic Planning & Design has been working on the transportation component since last summer. They will be in attendance at future meetings, but it was thought that it would be premature at this point to have them at this meeting.

Dale Holte asked what the timeline is. Mr. Brown responded that at this point, they are roughly estimating 12-18 months. Mr. Holte asked if this will be a regional effort with adjoining townships.

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Chuck Emerick stated that Dauphin County is currently updating their Comprehensive Plan and much of that will be incorporated. It is also a requirement of the Pennsylvania Municipalities Planning Code that adjacent municipalities are informed of Derry Township's intent to revise its Comprehensive Plan.

Supervisor Weir asked if the Comprehensive Plan will affect the shade tree or stormwater management ordinances, in addition to the anticipated updates to the Zoning Ordinance. Mr. Brown responded that there could potentially be upgrades to those ordinances, as well as to the Subdivision and Land Development Ordinance; however, not all updates may occur concurrently. Mr. Schwartz noted that the consultants typically include a summary as an exhibit in the Comprehensive Plan of what ordinances could be affected so that the "ripple effect" to other Township policies will be known.

ADJOURNMENT

The meeting adjourned at 7:32 p.m.

Submitted by:

Jenelle Stumpf
Community Development Secretary