

**DERRY TOWNSHIP BOARD OF SUPERVISORS AND
PLANNING COMMISSION
COMPREHENSIVE PLAN JOINT PUBLIC WORKSHOP MEETING NO. 4
MINUTES
APRIL 22, 2015**

CALL TO ORDER

The Wednesday, April 22, 2015 Derry Township Board of Supervisors and Planning Commission Comprehensive Plan Joint Public Workshop Meeting was called to order at 7:06 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; Sandy Ballard; Matt Weir
(Supervisors Absent: None)

Commission Members Present: Joyce St. John, Chairwoman; Glenn Rowe, Secretary
(Commissioners Absent: Gregg Mangione, Vice Chairman; 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; Ben Guthrie, Traffic Planning & Design

Public Registering Attendance: Mark Winter, 310 W. Chocolate Ave.; Carl and Cathy Donough, 713 Stag Ct.; Dale Holte, Deer Run; Jeff Gelbaugh, P.O. Box 85, Hershey; Phil Friedrich, 440 West Chocolate Ave.; Jack MacBurt, Southpoint Commons; Dennis Burd, 651 Pheasant Run; Steve Ramis, 2015B Southpoint Dr.; Anne Newman, 531 Elm Ave.; Eric Revene; Paul Ostergaard, Urban Design Associates

APPROVAL OF MINUTES

On a motion made by Supervisor Engle and seconded by Supervisor Weir, the March 17, 2015 joint workshop meeting minutes were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Traffic Planning Approach

B. Initial Key Traffic Corridor Input

Ben Guthrie, Traffic Planning & Design (TPD), gave a brief summary regarding the traffic planning approach in conjunction with the Comprehensive Plan update. Their scope of work consists of two parts: existing conditions inventory and the future transportation plan. Mr. Guthrie displayed TPD's Existing Conditions – Average Daily Traffic map, which shows all of the traffic signals in the Township, as well as the average daily vehicle trips along all of the major roadways. He encouraged the meeting attendees to submit written comments and suggestions to TPD regarding the Existing Conditions map.

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Chris Brown of Derck & Edson Associates, LLC, commented that regarding connections (transportation, pedestrian, bicycle, multi-modal), the consultants are in receipt of the Tri-County Regional Planning Commission's regional bike connections study, and they are aware of other plans such as the Downtown Hershey Master Plan and connectivity work that the Milton Hershey School is going to be doing within their campus. Part of the consultants' process over the next 30 days will be to thoroughly vet all of those existing thoughts and approaches to connectivity, and make sure that those get incorporated into the Connections chapter of the Comprehensive Plan. TPD will then start to validate and provide background support for each of those implementation projects. Ultimately this will be incorporated as a chapter within the Comprehensive Plan, it will not be a standalone traffic connections document. Supervisor Ballard asked if the consultants have the 2010 PennDOT pedestrian safety study. Mr. Brown answered yes.

C. Nature of Place Diagram

D. Future Land Use Diagram

A. J. Schwartz, Environmental Planning & Design (EPD), explained that the Future Land Use Map is the underpinning of zoning, and the concept of what exists today and where the Township wants to go in the future. The Nature of Place Diagram provides a simplistic view of the community's sense of place based on where people have the opportunity to live, where they work, and where there are areas primarily geared for conservation and recreation.

When examining the Nature of Place Diagram with a finer grain of detail (on a street-by-street or neighborhood-by-neighborhood basis), the Township's future land use and housing patterns emerge. Mr. Schwartz displayed the Future Land Use Diagram, which classifies areas of the Township by 'Conserve, Recreate, Live' (A1, A2, A3); 'Live, Recreate' (B1, B2, B3); 'Live, Shop, Eat, Recreate' (C1, C2, C3); and 'Work, Learn, Play, Eat' (D1, D2, D3, D4, D5).

Supervisor Ballard asked if the more intense the shade of the color means the higher the density level. Mr. Schwartz answered no; the reason for the varying shades of colors is so that the different areas can easily be discerned when looking at the map from left to right. The consultants might be able to alter the colors to suggest the intensity of development – often times planners use darker colors on zoning maps to identify more density. Mr. Schwartz stated that on the Future Land Use Diagram, the different shades of colors should all be interpreted as the same color in terms of density, and one should look at the narrative to find out what the subtle differences are. Where there is a difference in the shade of a color, that means there is a land use description that is different or there is a density that is different; however, do not assume that the intensity of the color suggests that the development is getting more dense. Mr. Brown added that the key is the written descriptions.

Supervisor Moyer asked how closely the Future Land Use Diagram correlates with what the consultants anticipate to be the Future Land Use Plan. Mr. Brown thinks they are getting very close. Mr. Schwartz added that the written concepts for A1, B1, etc. will serve as the philosophy for the Future Land Use Plan, but it is not zoning. The specific permitted uses of the areas would be listed in the Zoning Ordinance. Supervisor Moyer asked if the intent is to be able to reflect back on the

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philosophy (written concepts) to use as a tool during the development of the Zoning Ordinance and Zoning Map. Mr. Schwartz answered yes. Mr. Brown stated that this is somewhat of a different approach for a Comprehensive Plan because it is more philosophical instead of being very particular about what uses are permitted in what areas. It allows more flexibility to make informed, sound planning decisions. Supervisor Moyer asked if we are going to keep drilling down during the course of the joint workshop meetings until we get to how individual zoning decisions are made. Mr. Brown answered yes.

Supervisor Engle asked for clarification that just because certain areas are indicated as C2 or C3 (for example) on the Future Land Use Diagram, it does not mean they are going to be the same zoning district. Mr. Schwartz responded yes.

E. Mixed Use Development Diagram

Mr. Schwarz stated that there are 5 very clear mixed use areas in the Township, but they are different in nature. The consultants looked at the Mixed Use Development Diagram and tried to determine how those areas work with zoning, which might be the starting point for creating zoning boundaries.

Mr. Brown commented that there may end up being 3 zoning districts within the C1 area (for example). If the rezoning of a property is requested, it can be compared to the characteristics of the C1 area to see if the proposed zoning will still be consistent.

Supervisor Ballard noted that some of the same phrases are repeated in the written concepts for the Land Use Diagram areas, which makes it hard to pick up on the differences between the areas. Mr. Schwartz explained some of the differences in the written concepts. Supervisor Moyer commented that there may be subtle differences, but there *are* differences. Supervisor Ballard suggested that the consultant highlight the text that represents a subtle difference.

Mr. Brown asked the Board of Supervisors and Planning Commission to provide any feedback they have regarding the written concepts for the Future Land Use Diagram areas, and whether they have specific statements they think should be included in the descriptions.

Commissioner Rowe noted that all of the Medical Center property, including the wooded areas, is classified as D4 (*one of the categories under 'Work, Learn, Play, Eat'*), which allows for quite a lot of development. He does not think it would be prudent to build commercial uses in the wooded areas because they will start to abut residential properties and create somewhat of a transitional problem. He asked how the consultants determined the D4 boundary and if it was based on the current land use. Mr. Schwartz responded that in this particular area, they chose to follow the property line of the Medical Center; however, there are controls in the community in terms of protecting the sensitive resources, and the written concept descriptions reinforce that. Supervisor Ballard asked why the area is not just designated as 'Conserve, Recreate, Live.' Mr. Brown stated it is important to note that the Future Land Use Diagram is not a zoning map. There could be a zoning line underneath the areas designated on the Future Land Use Diagram that restricts the development in the environmentally sensitive areas. The control aspect comes with zoning. Supervisor Engle stated that he does not see

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how restricting the development fits in with the description for D4. Mr. Brown responded that the consultants are trying to keep things related to property boundaries for the Future Land Use Diagram. Supervisors Ballard, Engle, and Moyer expressed their discomfort with that. Mr. Schwartz suggested integrating the text from D1 regarding a natural resource capacity analysis into the text for D4. Commissioner Rowe thinks that would help. Supervisor Engle commented that he would lean towards Mr. Brown's suggestion of splitting the Medical Center property into 2 areas based on the property lines instead of incorporating the text from D1. Mr. Schwartz stated that the text should still be included in D4, even if the property is separated into 2 areas, to ensure that the sensitive environmental areas are protected. Supervisor Moyer asked if the absence of that restrictive language means that the Township has nothing to refer back to from a philosophical standpoint when a rezoning request is submitted for a property that is D4 as opposed to D1. Mr. Schwartz stated that they will incorporate that text into the descriptions for all of the areas that contain sensitive environmental areas. Commissioner Rowe wondered if the importance of the restrictive text will be lost if it is overused. Mr. Brown stated that the consultants also talked about showing hatched areas on certain properties to emphasize the sensitive conditions. Supervisor Weir asked if that would be an overlay district. Mr. Brown responded no, it would be an overlay layer on the Future Land Use Plan. Mr. Schwartz added that it may become an overlay district on the Zoning Map, but that will have to be discussed further.

F. Development Approval Area Diagram

Mr. Schwartz stated that one of the issues that had come up in terms of the Township staff discussions, as well as reaching out to the community and the various stakeholders and property owners, was the notion of the development approval process. The consultants wanted to introduce the idea that the approval process treats all properties the same, regardless of size; however, there are some areas that probably require more attention in terms of specific concerns, and there are other areas where those concerns do not exist and the properties do not need to be subjected to extensive analysis. Based on the planning tools in the PA Municipalities Planning Code, the consultants came up with the concept of breaking approvals into distinct areas. There could be a two-step master plan/site approval process for larger properties. Mr. Schwartz noted that the Development Approval Area Diagram establishes a framework to allow the Township to stagger development approvals based on location. The steps in the process will vary and can be fine-tuned to the size of the lot. There is no advantage to having smaller lots go through the master planning process. He added that although it may appear as though new aspects are being introduced, they are actually making the approval process more streamlined.

G. Next steps

Mr. Brown explained that the next steps involve a work session with Township staff, and continuing to refine the mapping documents. The next public meeting is May 11th and after that, the consultants will go back to work on preparing the first full draft of the Comprehensive Plan for review.

Supervisor Engle asked when 'key traffic corridor' discussion will occur. Mr. Guthrie responded that the May 11th meeting would be a good time to get into a little more detail. Supervisor Engle asked if the consultant will be meeting with different stakeholders as well. Mr. Guthrie stated that they would be happy to do that.

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Supervisor Ballard questioned how members of the public can submit their input if they were not in attendance at this meeting. Mr. Brown noted that the consultants have the data from the online community survey, and for members of the public who were not at this meeting, the consultant will lean on the Planning Commission and Board of Supervisors to bring those comments to the consultants' attention.

Public Comment

Dennis Burd stated that he brought his business, Country Market, to the Middletown Road corridor in 1986, and he realizes that there is currently a focus on the Middletown Road corridor. He knows there is difficulty in accessing Middletown Road in the area of the Deer Run development, but there are 3 access points that are controlled by traffic signals. Mr. Burd's vision for his 24-acre property along Middletown Road is to develop commercial uses, such as a restaurant, a grocery store, and possibly a fitness center, that residents in the area of Deer Run can walk or bike to. He intends to submit the land development plan to the Township in the next 6 months and he would like to meet with some of the homeowners and the Middletown Road Coalition to obtain their input regarding what they would like to see built there. If residents have the option to walk or bike to nearby commercial uses, it will reduce the amount of traffic on Middletown Road. Mr. Burd's vision for Middletown Road 10 years from now is that it should be a tree-lined, 4-lane boulevard with very little traffic. He thanked the Supervisors and Commissioners for all of the time they have been putting into the Comprehensive Plan process.

Supervisor Foley thinks it would be a great idea for Mr. Burd to meet with the residents as his next step, and then meet with Chris Brown.

ADJOURNMENT

The meeting adjourned at 8:41 p.m.

Submitted by:

Jenelle Stumpf, Community Development Secretary