

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
January 5, 2016**

CALL TO ORDER

The Tuesday, January 5, 2016 Derry Township Planning Commission meeting was called to order at 6:04 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Member Joyce St. John.

ROLL CALL

Commission Members Present: Matt Tunnell; Joyce St. John; Glenn Rowe; Don Santostefano

Commission Members Absent: Ned Wehler

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: Dale Holte, Deer Run; Charles Huth, *The Sun*; Melanie Boehmer, MHS; John Osmolinski, MHS; Ron Lucas, Stevens & Lee; Brian Soyka, Sheetz, Inc.; Mike LaCesa, Sheetz, Inc.; Bill Schnoor, Raudenbush Engineering; Jason Gutshall, Navarro & Wright Engineers

APPROVAL OF MINUTES

On a motion made by Member Tunnell and seconded by Member Rowe, the Planning Commission unanimously approved the minutes of the December 8, 2015 meeting, as written.

REORGANIZATION

Member Rowe made a motion that the offices of Chairman, Vice Chairman, and Secretary be filled for 2016 as follows:

Chairwoman – Joyce St. John
Vice Chairman – Glenn Rowe
Secretary – Matt Tunnell

The motion was seconded by Member Tunnell, and passed unanimously.

On a motion by Member Tunnell, seconded by Member Rowe, and a unanimous vote, the Planning Commission nominated Joyce St. John to serve on the Design Advisory Board.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding a waiver from filing a land development plan, as requested by Joslyn and Matthew Kirby**

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Chuck Emerick stated that the Board of Supervisors granted the waiver, subject to conditions.

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for the Milton Hershey School Safety and Security Facility, Plat #1262

Chuck Emerick stated that the Milton Hershey School campus contains 2,785.86 acres of land; however, this project only will disturb approximately 4.8 acres. The focus of the plan is the Cloverdale Barn, which is located adjacent to the roundabout under construction at the intersection of Meadow Lane and Governor Road. The project involves renovations and additions to the existing barn, including access, parking, and stormwater management improvements. This facility is proposed to be used as the new 18,230-square-foot Safety and Security Facility for the campus. This project will have a nominal impact on traffic in the area, as the facility already exists on the campus. New trips created by this facility would be generated by new employees or visitors to the site, and it is likely that these trips will occur outside of peak traffic hours. Mr. Emerick reviewed the numerous waivers that were requested and noted that the applicant has made modifications to some of the waiver requests since the time of plan submission, based on Mr. Emerick's review.

Secretary Tunnell stated that he supports staff's recommendation that the waiver for sidewalk installation be granted as a deferment, since Milton Hershey School already has an extensive pedestrian walkway system; however, he thinks it may set a precedent in the way the fee in lieu of sidewalk installation may be implemented by the Board of Supervisors in the future. It reminds him of what came forward with the Hershey Lodge Natatorium project, which was essentially a fee in lieu of sidewalks. He sees that as sidewalks not being installed where they probably were never going to be installed, but the applicant still ended up paying a fee in lieu of sidewalk installation as part of that plan approval. Mr. Emerick commented that the Medical Center received a full waiver from sidewalk installation as part of their recent land development plan because they have a property perimeter pedestrian system in place. Secretary Tunnell stated that the Milton Hershey School campus's walkway system is more internal to the campus than it is a property-to-property connection along Governor Road.

Mr. Emerick; Aaron Moyer, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments.

Member Santostefano asked if the crosswalk on Meadow Lane is proposed to be in the same location as the existing crosswalk. John Osmolinski, Senior Director of Facilities for Milton Hershey School, responded that the proposed crosswalk will be approximately 40 or 50 feet south of the existing one, as requested by PennDOT to avoid stacking when approaching the roundabout. Member Santostefano asked if students will access the new walkway at the new building and then cross the street at the proposed crosswalk instead of crossing at the easiest

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location (where there is no crosswalk). Mr. Osmolinski stated that is the intention and it will be enforced by security officers.

Vice Chairman Rowe asked what the thoughts were for designing Driveway A where it comes into Driveway B, because it is a really tight skew. Mr. Osmolinski responded that they do not want any unauthorized vehicles to accidentally drive down the driveway to the Rockridge or Highland student homes. Vice Chairman Rowe asked if the Township has an issue with the way the driveway is designed. Mr. Emerick stated that since it is a lightly used driveway for two student homes, it will serve its intended purpose efficiently.

MOTION ON WAIVERS

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the following waivers be granted from the Subdivision and Land Development Ordinance and Stormwater Management Ordinance:

- a. From Sections 185-12.D.(3).(a).[4] and 185-13.E.(4).(a).[4] regarding the location plan scale.
- b. From Sections 185-12.D.(3).(a).[8] and 185-13.E.(4).(a).[8] regarding providing NAD 1983 Pennsylvania Coordinate System numbers for all points on the property boundary.
- c. From Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding providing all existing structures, wooded areas, watercourses, rock outcrops, culverts, utilities, fire hydrants, streets and their established grade and width, within 200 and 50 feet of the entire property.
- d. From Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding the location of sensitive environmental areas outside of the project area.
- e. From Sections 185-12.D.(3).(a).[12] and 185-13.E.(4).(a).[13] regarding providing adjacent owner information that is now older than one year for the areas within Dauphin County only. The Lebanon County information shall be updated.
- f. From Section 185-12.D.(3).(a).[15] regarding providing soil boundaries on the property.
- g. From Sections 185-12.D.(3).(a).[17] and 185-13.E.(4).(a).[15] regarding providing the names of existing and proposed streets and alleys.
- h. From Sections 185-12.D.(3).(a).[18] and 185-13.E.(4).(a).[16] regarding providing the width of existing streets, easements, and rights-of-way for the entire property.

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- i. From Section 185-13.E.(4).(a).[18] regarding showing existing driveways on the entire property.
- j. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding profiles of existing stormwater sewer and conveyance systems, existing sanitary sewer systems, and existing gas and water systems for unaffected facilities only.
- k. From Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding providing contours at two foot intervals within 200 feet and 50 feet of the perimeter of the entire property.
- l. From Sections 185-12.D.(3).(a).[40] and 185-13.E.(4).(a).[43] regarding providing existing streets, name, cartway width, and right-of-way width for the entire property.
- m. From Sections 185-12.D.(3).(a).[47] and 185-13.E.(4).(a).[45] regarding providing the recording reference of recorded subdivision and land development plans of adjoining land with the stipulation that references to recorded locations of other plans of record for the campus are provided.
- n. From Sections 185-12.D.(3).(a).[51] and 185-13.E.(4).(a).[49] regarding providing the location of all existing and proposed monuments and markers.
- o. From Section 185-22.D regarding street right-of-way and cartway widths for all existing streets on the property.
- p. From Section 185-22.E.(5) regarding curbing for all existing streets on the property and adjacent to the project. This waiver is granted as a deferment, with the stipulation that the applicant enter into an agreement with the Township that would allow the Township to require the installation of curbing in the future if deemed necessary.
- q. From Section 185-49 regarding a wetlands determination for the entire property.
- r. From Section 185-34.A.(1) regarding sidewalk installation. This waiver is granted as a deferment, with the stipulation that the applicant enters into an agreement with the Township that would allow the Township to require the installation of sidewalk in the future if deemed necessary.
- s. From Section 174-17.C.(15) of the Stormwater Management Ordinance regarding specifications for backfilling trenches.

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MOTION ON PLAT #1262

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1262 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Items 2 and 3 of the Township staff report.
- b. The comments in the December 23, 2015 HRG letter.
- c. The comments in the December 29, 2015 DTMA letter.

B. Review and recommendation of the First Revised Final Land Development Plan – Lot 1 for Sheetz, Inc., Plat #1263

Chuck Emerick stated that the subject property contains 2.706 acres and is located at the corner of Middletown Road and Stoverdale Road. This property was previously shown on Plat #1216 (the Preliminary/Final Subdivision and Land Development Plan for 777 Middletown Road), which created two lots. Lot 1 is to contain the Sheetz convenience store and a car wash. Lot 2 contains 19,200 square feet and will be the site of future commercial space and a bank. Plat #1263 proposes to revise only Lot 1 of Plat #1216 by removing the car wash, adjusting the parking, and modifying the footprint of the proposed Sheetz building. All site entrances, stormwater facilities, and other features remain substantially the same as previously approved. The traffic study for this site was based on the number of pumps at a convenience store, so that too remains as previously approved. Prior commitments by the developer to maintain lower lighting levels, to not play music on the speaker system, and to not light the exterior face of the canopy also remain unchanged. The largest adjustment to the site is the proposed modification to the parking. The previously-approved plan contained 47 parking spaces. This modification will add 8 parking spaces for a total of 55 parking spaces.

Mr. Emerick; Aaron Moyer, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments.

Ron Lucas, Stevens & Lee, represented the applicant. He stated that they will ensure all of the review comments are addressed.

Secretary Tunnell commented that the proposed changes seem to be positive ones, particularly the addition of outdoor seating. He asked if the style of this store will be the same as the store on Route 230 in Lower Swatara Township. Mike LaCesa, Sheetz, Inc., stated that it will be similar. Secretary Tunnell thinks the café-style design of the building will soften the impact to residents in the surrounding neighborhoods.

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MOTION ON PLAT #1263

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1263 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the Township staff report.
- b. The comments in the December 21, 2015 HRG letter.
- c. The comments in the December 29, 2015 DTMA letter.
- d. Comment 1 of the December 16, 2015 Dauphin County Planning Commission report.

C. Review and recommendation of proposed Ordinance No. 675, amending Chapter 185 (Subdivision and Land Development) of the Code of the Township of Derry regarding plan filing fees and submission requirements

Chuck Emerick stated that the proposed modification serves two simple purposes. First, the Derry Township Municipal Authority is intending to establish a fee schedule for plan and planning module reviews beginning in 2016. Collection of fees for this purpose has been added to the Subdivision and Land Development regulations. The second change accomplished through this amendment is reducing the number of copies of plans to be submitted from 10 sets to 7 sets; reducing the number of copies of supporting data from 10 sets to 5 sets; and requiring a digital copy of the full submission. This second change is due in great part to the fact that much of this information is distributed by Township staff to the Planning Commission, Board of Supervisors, and others in digital format.

Diane Myers-Krug, Dauphin County Planning Commission representative, stated that the County Planning Commission met on January 4, 2016, and voted to support the proposed ordinance.

MOTION

On a motion made by Vice Chairman Rowe, seconded by Member Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Ordinance No. 675 be adopted as written.

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion made by Vice Chairman Rowe, seconded by Member Santostefano, and a unanimous vote, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Matthew Tunnell
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)