

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
February 2, 2016**

**CALL TO ORDER**

The Tuesday, February 2, 2016 Derry Township Planning Commission meeting was called to order at 6:03 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Vice Chairman Glenn Rowe.

**ROLL CALL**

Commission Members Present: Glenn Rowe, Vice Chairman; Matt Tunnell, Secretary; Ned Wehler; Don Santostefano

Commission Members Absent: Joyce St. John, Chairwoman

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

Public Registering Attendance: Tom DeDonatis, TJD Family, LLC; Trish Foster, Jack MacBurt, Anne Searer – Middletown Road Coalition; Randy Wright, Hanover Engineering, Inc.

**APPROVAL OF MINUTES**

On a motion made by Secretary Tunnell and seconded by Member Santostefano, the Planning Commission unanimously approved the minutes of the January 5, 2016 meeting, as written.

**OLD BUSINESS**

- A. Report of the Board of Supervisors' action regarding 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 reported that the Board of Supervisors adopted the ordinance.

- B. Report of the Board of Supervisors' action regarding Resolution No. 1444, implementing the 2015 Derry Township Comprehensive Plan**

Mr. Emerick reported that the Board of Supervisors adopted the resolution.

- C. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision Plan for the Trimble Property, Plat #1261**

Mr. Emerick reported that the Board of Supervisors conditionally approved the plan.

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**D. Report of the Board of Supervisors' action regarding the Preliminary Subdivision and Land Development Plan for 515, 555, and 565 East Chocolate Avenue and Final Subdivision and Land Development Plan for Phase 1 (Lot 1), Plat #1254**

Mr. Emerick reported that the Board of Supervisors conditionally approved the modifications.

**NEW BUSINESS**

**A. Review and recommendation of the Sketch Plan for Muscalus – Middletown Road, Plat #1264**

Mr. Emerick explained that the subject property is located along Middletown Road, southwest of Grove Street, within the Multi-Family Residential zoning district. The plan represents the combination of 2 existing lots into a single lot and the development of 32 apartment units. The traffic impacts of this development were not indicated as a part of the submission; however, Mr. Emerick estimated that the development would create approximately 310 new daily trips. The design provides two access points to Middletown Road in compliance with the Subdivision and Land Development Ordinance regulations. Traffic discharged onto Middletown Road will add to the present congestion. While most of the developments that have been created in recent years along Middletown Road have access to a signalized intersection, this site will likely be accessed by private, unsignalized drives. Other recent developments in this corridor have offered a fee in lieu of a traffic study or improvements of \$641.00/dwelling unit, payable at the time of building permit issuance, to help off-set road improvements.

The drainageway adjacent to Grove Street carries approximately 309 acres of drainage through this property. There has been some evidence of channel scour on the western side of Middletown Road that should be addressed. It appears that the stormwater management system intended for this development will utilize a basin design or rain garden type of facility that will ultimately discharge into the existing drainageway, although no collection, management, or conveyance details are included with this submission.

The applicant has indicated that one of the results they would like to get from the processing of this sketch plan is some direction regarding improvements to Middletown Road including curbing, sidewalks, and pedestrian walkways. The Subdivision and Land Development Ordinance requires the installation of curbing along Middletown Road, but curbing is not always required by PennDOT now as it was in the past and is likely not necessary here due to grades and lack of roadside pedestrian facilities. However, if sidewalk is required, then curbing should also be installed. Mr. Emerick stated that regarding sidewalks and pedestrian walkways, there could be a connection proposed from the southern driveway of the project site to the Madison Heights trail. A fee in lieu of sidewalk installation would be most appropriate in this situation, and a reservation of pedestrian easement could be created now for a future pedestrian walkway extension to the north. Mr. Emerick went over his plan review comments, which are to be addressed by the applicant with the submission of a formal subdivision and land development plan.

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Mr. Emerick also went over the review comments from Derck & Edson, the Derry Township Police Department, and the Derry Township Municipal Authority.

Matt Bonanno, HRG, and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their review comments.

Member Santostefano asked if there is a way to create more of a turn off for vehicles turning into the development from the southbound lane of Middletown Road so that the traffic behind them is not slowed down. Mr. Emerick responded that the required installation of a right turn lane is based on the number of average daily trips. Vice Chairman Rowe added that he does not think PennDOT would require the turn lane for this amount of trips.

Randy Wright, Hanover Engineering, commented that the applicant has not had any detailed contact with PennDOT yet. In response to the review comments, he stated that the applicant wants to keep the offset from Grove Street as far away as possible for safety reasons, but the further south the driveway for the proposed development is located, the closer it gets to the existing residential driveway of the adjacent property.

Secretary Tunnell asked if any development is planned in association with the driveway leading from Middletown Road to Deer Run Commons. Mr. Emerick answered no. Mr. Wright commented that the driveway is part of the Deer Run Commons open space.

Vice Chairman Rowe asked what the reasoning was for having two driveways. Mr. Wright responded that the Subdivision and Land Development Ordinance requires two entrances when a certain number of dwelling units is proposed. Secretary Tunnell questioned if two full movement driveways are required. Mr. Emerick stated that he and Chris Brown of Derck & Edson discussed this and they agree that a good solution to the project would be to have a one-way driveway pattern.

There was discussion about where the best point of access would be for the one-way driveway pattern in terms of sight distance. Mr. Wright stated that the southern point of access would allow acceptable sight distance in both directions, per PennDOT. That is not to say that the northern point of access would not, but the applicant has not studied that closely yet. Vice Chairman Rowe asked if the acceptable sight distance that Mr. Wright mentioned is based on the posted speed limit for Middletown Road or the speed at which most people typically travel. Mr. Wright responded that it is based on the posted speed limit. Vice Chairman Rowe commented that there have been instances in the past where PennDOT has required an applicant to meet sight distance for the speed at which the 85<sup>th</sup> percentile is traveling. Mr. Emerick noted that the Township can only require what the regulations say, which is to provide sight distance per the posted speed limit.

Member Wehler asked if the residents of this development will be allowed to have anything in the rear yard, such as patios or grills. Mr. Wright stated that the applicant is aware there will be a limited amount of room for items to be placed in the rear yard because of the 12-foot setback.

Secretary Tunnell asked if this area has been studied by the Township in terms of stormwater. Mr. Bonanno responded that no formal study has been done, but there have been complaints of erosion.

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Mr. Wright questioned if HRG studied the culvert under Middletown Road when they did the bike path study. Mr. Bonanno answered no. Mr. Emerick clarified that his earlier reference to the drainageway adjacent to Grove Street carrying approximately 309 acres of drainage through this property was based on when the Township had an engineer on staff and a study was done for the construction of the swale along Grove Street as a flood control project.

Member Santostefano asked if there is any empirical information for that area from the 2011 flood. Mr. Emerick responded that many of the homes on the north side of Grove Street were flooded and two of those homes had collapsed foundation walls.

In response to Mr. Emerick's review comments, Mr. Wright stated that there will be extra parking spaces primarily intended for guests of the residents. It is anticipated that the residents will park in their garages and driveways. The applicant is still deciding whether these will be rental or condominium units. Regarding traffic impact, the Subdivision and Land Development Ordinance only requires a study if there are 100 or more peak hour trips. Mr. Wright thinks there would only be 30 peak hour trips; therefore, a traffic study will not be required. Mr. Emerick noted that the Ordinance also states that if there are known problems in the subject area, the Board of Supervisors may require the study. Mr. Wright stated that a full survey and topography will be provided with a formal plan submission. The applicant does not think they are required to provide handicapped-accessible units and that being the case, Mr. Wright questioned if they will still be required to provide handicapped-accessible parking spaces. Mr. Emerick thinks that will depend on whether the units are apartments or condominiums. Mr. Wright stated that they have looked at the site for wetlands and found none. Finally, Mr. Wright stated that he agrees with Mr. Emerick's suggestion to extend the bike path from Madison Heights into this development.

*Public Comment:*

Dale Holte, 2279 Southpoint Drive, stated that the Deer Run Homeowners Association has grave concerns about this project regarding stormwater and the addition of more impervious area, the increase in traffic on Middletown Road, and the fact that this project seems to be in conflict with the recently-adopted 2015 Derry Township Comprehensive Plan, which makes a point of eliminating conflicts (such as the addition of driveways, streets, and traffic signals) along Middletown Road.

Jack MacBurt, Vice President of the Southpoint Homeowners Association, stated that he supports everything Mr. Holte said, and he is particularly concerned about the safety of Middletown Road. Mr. MacBurt believes in building up the infrastructure for turn lanes or to allow room for an emergency vehicle to get through if there is an accident. He believes that adding two new driveways will almost certainly result in an accident in the future.

Vice Chairman Rowe commented that the Planning Commission is very sensitive to traffic and stormwater issues in this area.

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**OTHER BUSINESS**

Mr. Emerick reported that staff has been working with consultants on the Township's Official Map and he expects it will be finished by March or April. There will be input from Planning Commission and a public hearing before the Board of Supervisors prior to adoption.

**ADJOURNMENT**

On a motion made by Member Santostefano, seconded by Secretary Tunnell, and a unanimous vote, the meeting adjourned at 7:03 p.m.

Respectfully submitted,

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Matthew Tunnell  
Planning Commission Secretary

Submitted by:

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Jenelle Stumpf  
Community Development Secretary (*stenographer*)