

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
March 1, 2016**

CALL TO ORDER

The Tuesday, March 1, 2016 Derry Township Planning Commission meeting was called to order at 6:00 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Chairwoman Joyce St. John.

ROLL CALL

Commission Members Present: Joyce St. John, Chairwoman; Matt Tunnell, Secretary; Ned Wehler; Don Santostefano

Commission Members Absent: Glenn Rowe, Vice Chairman

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 Attendance: Doug Gelder, DSG Development Corporation; Aaron Bricker, Mark Hackenburg – RGS Associates

APPROVAL OF MINUTES

On a motion made by Secretary Tunnell and seconded by Member Santostefano, the Planning Commission unanimously approved the minutes of the February 2, 2016 meeting, as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the First Revised Final Land Development Plan, Lot 1 for Sheetz, Inc., Plat #1263

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

NEW BUSINESS

A. Review and recommendation of the Revised Final Subdivision and Land Development Plan for The Point, Plat #1265

Mr. Emerick explained that the land forming this development is commonly referred to as the Camp Stoverdale and Stover Farmhouse tracts. The Camp Stoverdale tract contains 21.601 acres and is located between Deer Run, Deer Run Commons, Gelder Park, and the Swatara Creek. The Stover Farmhouse tract contains 2.268 acres and is located along Middletown Road, adjacent to lands of the Deer Run of Hershey, PA Homeowners Association near Deer Run Drive. The development originally

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proposed 21 single family dwellings and 56 townhouse units, as depicted in the Final Subdivision and Land Development Plan for The Point, Plat #1256. Since then, the fee simple owners of the property have decided to not retain the Stover farmhouse. As a result, and in consideration of the size, location, and poor condition of the structure, the developer has decided to demolish it and create two new lots in its place. This revised plan shows that modification as well as some grading changes in the area west of the Buck Drive/Red Fox Drive intersection. Other than those modifications, the plan is substantially the same as what was previously approved under Plat #1256.

Mr. Emerick; Matt Bonanno, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments. Mr. Emerick also referenced Derck & Edson's and DTMA's review comments.

There was discussion regarding Derck & Edson's comments that the developer should consider providing a sidewalk connection to connect Units 74, 75, 76, 77, and 82 to the existing sidewalks along Deer Run Drive via a continuous off-street walkway, and adding sidewalk to the south side of the private access drive to avoid the grading of the stormwater management basin. Mr. Emerick reminded the Commission that Derck & Edson's comments are advisory.

Aaron Bricker of RGS Associates represented the developer and stated that they have no issues with the review comments.

Member Wehler asked what Lot 81 means. Mr. Bricker stated that it is considered an open space lot per the Subdivision and Land Development Ordinance, even though it is the access drive. Member Wehler noted that there were a number of neighbors protesting this development the last time it came before the Planning Commission and asked what the current status is. Mr. Emerick responded that the Deer Run Homeowners Association is aware of the new lot and the proposed demolition of the Stover Farmhouse, and they have signed the Amendment to Access Easement Agreement between the Deer Run Homeowners Association and DSG Development Corporation.

MOTION ON PLAT #1265

On a motion made by Secretary Tunnell, seconded by Member Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1265 be approved, subject to the following being satisfactorily addressed:

1. The comments in Item 3 of the Township staff report.
2. The comments in the February 10, 2016 HRG letter, excluding Subdivision and Land Development comment 2 and Stormwater Management and Drainage comment 3.
3. The comments in the February 23, 2016 DTMA letter.
4. The comments of the Dauphin County Planning Commission review report dated February 11, 2016.

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OTHER BUSINESS

Mr. Emerick informed the Planning Commission about the tentative review schedule for the revised Zoning Ordinance.

Member Wehler asked if there is an ongoing study of the traffic on Middletown Road. Mr. Bonanno responded that HRG is doing the study, which was just authorized by the Board of Supervisors at their meeting last Tuesday.

ADJOURNMENT

On a motion made by Member Santostefano, seconded by Chairwoman St. John, and a unanimous vote, the meeting adjourned at 6:29 p.m.

Respectfully submitted,

Matthew Tunnell
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)