

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 3, 2018

CALL TO ORDER

The Tuesday, April 3, 2018 Derry Township Planning Commission meeting was called to order at 6:00 p.m. in the meeting room of the Derry Township Municipal Complex, Administration Building, 600 Clearwater Road, Hershey, PA, by Vice Chairman Don Santostefano.

ROLL CALL

Commission Members Present: Don Santostefano, Vice Chairman; Joyce St. John, Secretary; Matt Tunnell; Thomas Wilson

Commission Member Absent: Glenn Rowe, 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 Registering Attendance: Gary and Lorie DiClemente, 542 West Granada Avenue; Kathy and Steve Seidl, 450 West Granada Avenue; Greg Koussis, Capital Construction Management; Dale Holte, 2279 Southpoint Drive; Alex Piehl, Bill Fredericks – RGS Associates; Ken Gall, Hershey Trust Company; Craig Mellott, Traffic Planning & Design; Kristen and DJ Reinford, 1330 Williams Grove Road, Mechanicsburg

APPROVAL OF MINUTES

On a motion made by Member Wilson and seconded by Secretary St. John, the Planning Commission unanimously approved the minutes from the February 6, 2018 meeting, as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Sketch Plan for Englewood Barn, Plat #1293

Chuck Emerick stated that the Board reviewed the sketch plan and did not offer any substantial comments. Any comments made have been incorporated into land development plan submission.

B. Report of the Board of Supervisors' action regarding Conditional Use Request No. 2017-05, as filed by David A. Romanoski for a single-family dwelling conversion at 364 Mill Street

Mr. Emerick stated that the Board granted the Conditional Use authorization, with conditions.

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NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Subdivision/Land Development Plan for Tru Hotel, Plat #1295

This plan was tabled from consideration by the applicant prior to the meeting.

B. Review and comment on the Sketch Plan for Hershey West End Master Planned Mixed Use Development, Plat #1296

Chuck Emerick reported that the site proposed for development consists of approximately 245.79 acres located south of Route 322, east of Waltonville Road, west of Bullfrog Valley Road, and north of Wood Road. The subject property is situated within the Planned Campus West zoning district and subject to the overlay requirements of the Heritage Conservation Overlay buffer along Route 322 and the Planned Campus West Future Development Area Overlay. The site is also situated in the West Master Plan Approval Area which allows for the consideration and approval of an optional Master Plan through the Conditional Use process.

The project site is partially developed on the east end, with the remainder of the land largely used for agricultural purposes. Existing development on the east end of the site consists of the Cocoa Beanery Restaurant and Cafe, Hershey Center for Applied Research (HCAR), and the U-Gro Early Childhood Learning Center. There is an existing barn situated in the northeastern portion of the site (known as the Englewood Barn). The site also contains another barn and rental homestead in the southwestern corner of the property. No change in use of this farmstead is anticipated at this time.

The development proposes a mix of the following uses: a hotel/conference center, medical office buildings, commercial, retail, restaurants, recreational uses, institutional uses, and open space with single family homes, townhouses, assisted living, apartments, and age-restricted apartments. The project is anticipated to be developed over a period of approximately 10-15 years and is expected to include approximately 6 phases of approvals. It is also anticipated West End Drive will likely be constructed during one of the early stages of the project. This will be necessary to facilitate the desired traffic improvements and provide a second point of site access as soon as practical. Interim emergency access improvements to provide a second point of egress will be considered as part of the project planning based on early Township discussions and feedback.

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

Ken Gall, Hershey Trust Company, gave a history of the project. David Tshudy, Pepper Hamilton, summarized the review timeline for the project. Bill Fredericks, RGS Associates, Inc., gave an overview of the Sketch Plan Report that was submitted to the Township.

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Member Wilson inquired if any covered parking is proposed. Mr. Gall stated that only surface parking is proposed. They reviewed the possibility of structured parking, but from a financial standpoint but that will be difficult to achieve.

Vice Chairman Santostefano noted that a second means of egress is not proposed until Phase 3 of the development and inquired if the Township and emergency services are comfortable with the site only having one means of ingress and egress during the construction of Phases 1 and 2. Mr. Gall responded that those details will be addressed during the Conditional Use portion of the review process. Mr. Emerick added that he and Mr. Gall have already discussed some options, including bonding for the future extension or grading the extension so that it is passable in the event of an emergency.

Secretary St. John asked if there will be on-street parking in the residential sections. Mr. Gall thinks there will be on-street parking throughout the development, not just in the residential sections. Secretary St. John stated that she likes how the renderings depict barriers where there is parking so that the vehicles are not the prominent feature when one looks at the buildings.

Member Tunnell inquired if parking controls will be put in place to ensure that there is enough parking for the residential uses when there is a special event at one of the commercial uses. Mr. Gall agreed that some type of system will need to be in place, but that has not been determined yet.

Secretary St. John asked if the age-restricted residential uses will offer a variety of senior living options. Mr. Gall answered yes. Secretary St. John inquired if there will be more than one company operating the different types of senior living facilities. Mr. Gall expects that one company will be operating all the facilities, but that is to be determined.

Vice Chairman Santostefano asked if there will be special accommodations for traveling within the development by bicycle. Mr. Gall responded that no special accommodations are proposed. Mr. Fredericks does not think there will be anything restricting bicycle use on the roads. There will also be trails around the perimeter of the site.

Member Wilson inquired if any other specific traffic calming measures are proposed for West End Drive. Mr. Fredericks commented that there will be a curvature in the road in some areas for natural traffic calming. At this point no speed tables are proposed.

Member Tunnell asked what the applicant's goal is for West End Drive – do they want traffic calming or are they trying to move traffic through the site? Mr. Gall responded that they want the traffic, but at a safe speed. Member Tunnell asked if the applicant anticipates using the proposed connection in their traffic impact study to help mitigate traffic in the area. Craig Mellott, Traffic Planning & Design, stated that they are in the early stages of preparing the traffic impact study and have not yet gotten to the scoping phase with PennDOT. The intent of West End Drive is to provide a redundant route to Route 322 that connects Waltonville Road to Bullfrog Valley Road, and to take traffic that is using Wood Road or Route 322 and get it onto West End Drive.

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However, the applicant is trying to balance that against making it a road that is not pedestrian- or bicycle-friendly. They are trying to make the road so that it is free flowing (i.e., no traffic signals or stop signs) to encourage use.

Member Tunnell asked how the proposed connector road will function. Mr. Mellott responded that the thought with the connector is to encourage people to get off Route 322 and Bullfrog Valley Road as another option of getting to the Medical Center. Member Tunnell inquired if the applicant has considered any reconfiguration of Route 322 on that intersection or adding an off-ramp. Mr. Gall stated that in preliminary discussions, PennDOT has not been supportive of any additional interchanges.

Member Tunnell noted that the applicant indicated the majority of stormwater hits the center of site and then goes under Route 322 and asked if it enters a PennDOT stormwater system at that point. Mr. Fredericks explained there will be two main culverts that stormwater will discharge to, one being in the middle of the site, under Route 322, and the other being under Waltonville Road. The applicant has met with HRG, Hummelstown Borough, and DTMA about this preliminary stormwater design.

Member Tunnell asked if any improvements are planned upstream from this site using the money received from the stormwater tax. Mr. Bonanno responded that the Oakmont homeowners associations are looking at working with the Township's Stormwater Authority to try to mitigate the existing erosion problem in the area.

Member Wilson asked if the applicant is proposing any stormwater mitigation at the intersection of Waltonville Road and Wood Road where there is a severely eroded channel. Mr. Gall answered no, as their stormwater is not flowing in that direction. Member Tunnell suggested that the applicant incorporate the improvements described by Mr. Bonanno into their plan.

Vice Chairman Santostefano asked if the proposed culverts will remain underground or if they will daylight. Mr. Fredericks responded that based on their initial discussions with the Township and HRG, the applicant intends to maintain the culvert sizes and discharges.

C. Review and recommendation of the Preliminary/Final Land Development Plan for Englewood Barn, Plat #1297

Mr. Emerick explained that the property proposed for development is located west of Bullfrog Valley Road and south of Route 322 and contains 3.600 acres. The property is located within the Planned Campus West zoning district and Planned Campus West Future Development Overlay zoning district and currently contains a large medical research facility (Hershey Center for Applied Research), the Cocoa Beanery, the U-Gro facility, and a barn that originally supported agricultural activities on the property. This plan proposes the retention, improvement, and expansion of the barn to create a restaurant with 160 indoor seats and 226 outdoor seats. The restaurant facility includes venue space which can accommodate up to another 240 seats, and although the venue space will remain flexible to serve primarily as a live entertainment space

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expected to be programmed 6-8 times a month, it will also be available as overflow space for restaurant seating and to provide space for weddings, corporate meetings, and other events. There is also a future expansion area that is planned as a brewery.

Mr. Emerick and Matt Bonanno, HRG, went over their plan review comments. Mr. Emerick also referenced DTMA's review comments.

Member Tunnell referenced Mr. Emerick's review comment regarding the interim roadway impact fee that would apply to this development. He inquired about the number of peak hour trips that would be generated and the amount of impact fees that will be collected. Mr. Emerick responded that the interim fee is \$1,000 per PM peak trip. Based on the projected 59 PM peak hour trips, the total amount of impact fees would be \$59,000, which would be collected during the issuance of building permits. Member Tunnell asked if the applicant will receive any roadway improvement credits, since this project is located within a larger project (Hershey West End). Mr. Emerick stated that he does not know how any signal timing costs will evolve into the credit policies. He noted that the Roadway Impact Fee Ordinance has not been written yet, and it is not a foregone conclusion that the Township will adopt the Ordinance after the necessary studies are completed. If the Township does not adopt the Ordinance, any interim fees collected would be returned.

Member Wilson asked if a detailed study was completed for Bullfrog Valley Creek. Mr. Bonanno responded that the Army Corps of Engineers just completed the study and the floodplain is accurately depicted on the plan per that study.

MOTION ON WAIVERS

On a motion made by Member Tunnell, seconded by Secretary St. John, 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 the Stormwater Management Ordinance:

- a. From Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale.
- b. From Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding providing existing features within 200' and 50' of the tract of land to be developed.
- c. From Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding providing existing contours within 200' and 50' of the perimeter of the tract of land to be developed.
- d. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding profiles of existing utilities for all existing facilities that are not in an area of disturbance.
- e. From Section 174-17.C.(6) regarding inlet drop.

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MOTION ON PLAT #1297

On a motion made by Member Tunnell, seconded by Secretary St. John, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1297 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 March 28, 2018 HRG letter, excluding Comment 4 under *Subdivision and Land Development*.
- c. The comments in the March 29, 2018 DTMA letter.

Member Tunnell suggested that the Board of Supervisors not require the developer to pay the \$59,000 interim roadway impact fee, due to the uncertainty as to whether or not the Township will adopt the Roadway Impact Fee Ordinance. He added that it seems as though a lot of improvements will be made in conjunction with the Hershey West End project, resulting in the developer obtaining credits. The other Planning Commission members supported Member Tunnell's unofficial recommendation to the Board of Supervisors.

D. Review and recommendation of the Preliminary/Final Subdivision/Land Development Plan for Hersheypark 2020 Attraction, Plat #1298

This plan was tabled from consideration by the applicant prior to the meeting.

OTHER BUSINESS

Mr. Emerick stated that the Planning Commission recently reviewed and made a recommendation on the Preliminary/Final Subdivision Plan for Hershey Developers, LLC, Plat #1290, which proposes the subdivision of the parcel of land located at 1250 Sand Hill Road into three lots. Part of subdivision was premised on a lot add-on from lands of the Chateaux of Hershey, and as part of the conditional approval of the plan by the Board of Supervisors, a deferment was granted for the installation of curbing and sidewalk along the entire frontage of the subdivision plan, include those lands of the Chateaux, subject to the owners of the lots entering into an agreement with the Township that would allow the Township to require the installation of curbing and sidewalk in the future if deemed necessary. Mr. Emerick recently learned from the developer that the Chateaux homeowners association is unwilling to sign the deferment agreement; therefore, per Mr. Emerick's recommendation, the developer is now proposing to pay a \$5,600 fee in lieu of sidewalk installation for that portion of the subdivision. The Planning Commission agreed with Mr. Emerick's recommendation.

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ADJOURNMENT

On a motion made by Secretary St. John, seconded by Member Tunnell, and a unanimous vote, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Joyce St. John
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)