

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
May 1, 2018**

**CALL TO ORDER**

The Tuesday, May 1, 2018 Derry Township Planning Commission meeting was called to order at 6:01 p.m. in the meeting room of the Derry Township Municipal Complex, Administration Building, 600 Clearwater Road, Hershey, PA, by Secretary Joyce St. John.

**ROLL CALL**

Commission Members Present: Joyce St. John, Secretary; Matt Tunnell; Thomas Wilson

Commission Members Absent: Glenn Rowe, Chairman; Don Santostefano, Vice Chairman

Also Present: Chuck Emerick, Director of Community Development; Brandon Williams, Assistant 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; Robert Nahye, *The Sun*; Jim Snyder, Brandon Harner – Snyder, Secary & Associates; Doris Ranaglia, 543 West Granada Avenue; Rick Zmuda, Derry Township Supervisor; William Gladstone, NAI CIR; David Hogg, Springwood Hospitality

**APPROVAL OF MINUTES**

On a motion made by Member Tunnell and seconded by Member Wilson, the Planning Commission unanimously approved the minutes from the April 3, 2018 meeting, as written.

**OLD BUSINESS**

**A. Report of the Board of Supervisors' action regarding the Sketch Plan for Hershey West End Master Planned Mixed-Use Development, Plat #1296**

Chuck Emerick stated that the Board reviewed the sketch plan. No official action was necessary.

**NEW BUSINESS**

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

Brandon Williams explained that this plan represents the development of 204 Hillcrest Road and a vacant property to the east of 204 Hillcrest Road, at the corner of Hillcrest Road, West Areba Avenue, and Mill Road. The development tract is located in the Hershey Mixed Use and Downtown Core Overlay zoning districts. The applicant proposes to combine the two lots into a single 2.3614-acre development tract. The existing building, which housed the former Memmi's Bakery, will be demolished to make way for a five-story, 112-room hotel containing a footprint of 10,420 square feet. The hotel will operate under the Tru brand hotel by Hilton.

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Mr. Williams and Matt Bonanno, HRG, went over their plan review comments.

Member Wilson noted that the proposed crosswalk on Mill Street is not at a stop-controlled intersection and asked if additional signage will be required to indicate that there is a crosswalk ahead. Mr. Bonanno responded that he does not think such signage is required, but the Commission could include that as a condition in their recommendation to the Board of Supervisors.

Secretary St. John commented that the site is within the Downtown Core Overlay district and the design of the hotel had to go through the Downtown Core Design Board. Since no renderings of the hotel were included with the land development plan submission, she was curious about whether the design complies with the Downtown Core Design Standards. Mr. Williams stated that the colors proposed were altered from the standard Tru brand colors to be compliant with the Design Standards, and that the Design Board issued a Recommendation of Appropriateness for the overall proposal.

Secretary St. John noted that HRG had a lot of comments regarding stormwater management and asked if the plans will be revised to address those comments prior to going to the Board of Supervisors. Mr. Bonanno responded that the applicant will have to address the majority of the issues prior to going to the Board of Supervisors.

Jim Snyder and Brandon Harner of Snyder, Secary & Associates represented the applicant. Mr. Snyder stated that they have nothing further to add in terms of the overall presentation of the project and they agree with Township staff's recommended modification of the requested waivers.

Member Tunnell commented that several of HRG's stormwater management comments relate to investigation of existing facilities and inquired if the applicant has started those investigations. Mr. Snyder answered that they have, and they think the comments are relatively minor. The applicant has asked for a waiver of volume reduction, so they will be adding a few stormwater volume measures on the plan to reduce that number. Mr. Snyder does not believe that the volume is large, but they will work with the Township engineer to reduce that number. Member Wilson asked what is being proposed. Mr. Snyder stated that they are proposing a bioretention basin, so they might be able to get some volume credit in that relative to voids. There was also some discussion about adding roof water retention facilities and pipe trenches in areas that are not susceptible to sinkholes to add perforated pipe and larger stone volume. In response to another question from Member Wilson, Mr. Snyder stated that they will implement infiltration measures where possible.

Member Tunnell asked what the issues are with stormwater in that area. Mr. Bonanno stated that historically there is a severe lack of stormwater management and drainage in the watershed that drains to Mill Street due to how development occurred decades ago. Unfortunately, this site is located at the low spot of that area. Mr. Bonanno does not believe the project will cause a huge amount of additional problems but because the Township invested so much money on stormwater management in that area and because it is a tricky site, he would like the applicant to do as much as they can to reduce volume. He added that the applicant is meeting the peak rate control and the water quality component of stormwater management.

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Mr. Williams referenced his review comment regarding providing a minimum 20-foot-wide drainage easement for the conveyance pipe to the northern part of the property, adjoining the Italian Lodge. He believes the applicant will be able to provide the 20-foot width; however, it will not be centered around the lateral. He recommended that the applicant request a waiver for this. Mr. Snyder responded that they will either go back and secure the easement with the Italian Lodge or move the conveyance pipe so the 20-foot width can be accomplished. Chuck Emerick stated that the Township prefers the facility to be centered in the easement so just in case that cannot be accomplished, the applicant should request the waiver so the Planning Commission can make a recommendation on it prior to the plan going before the Board of Supervisors. Mr. Snyder officially requested a waiver from Section 185-27.B of the Subdivision and Land Development Ordinance.

*Public comment:*

Maria Memmi, 126 Java Avenue, disclosed that she has no financial interest in this property since her father sold it many years ago. Her concern is for the environment in that part of the Township. Her understanding, based on an article recently published in *The Sun*, is that the Township's Downtown Core Design Board has recommended its approval of the proposed five-story hotel that will face West Granada Avenue and a portion of West Areba Avenue, which are predominantly made of up ranch-style homes. Ms. Memmi understands the hotel's height is permitted by the Zoning Ordinance, but she thinks it is inappropriate and does not fit in with the neighborhood. The size of the building seems grossly out of scale and does not take its surroundings into consideration. She asked if there is a way for all the players involved (the Downtown Core Design Board, the Planning Commission, and the Board of Supervisors) to take a step back and look at the overall process. Ms. Memmi strongly believes that if the Township allows a building of the proposed scope and scale on this property, the well-intentioned plan for downtown development will be heading in the wrong direction. She also believes that we can expect better from a large organization such as Hilton, and we should be able to ask them for a more thoughtful design.

Lorie DiClemente, West Granada Avenue, commented that it would have been nice to have some kind of notification about the project from the Township prior to finding out about it in *The Sun*.

Secretary St. John inquired about the Downtown Core Design Board's comments on the concept of the building. Mr. Williams responded that a hotel has been a permitted use on this property for many years. The Design Board had very few comments during their review.

Gary DiClemente, 542 West Granada Avenue, stated that he assumes the hotel will not have a positive impact on his property and quality of life. He asked why no one has developed that property since 1953. It used to be a quarry and is full of sinkholes.

Doris Ranaglia, West Granada Avenue, thanked Maria Memmi for her comments. Ms. Ranaglia stated that she does not want to look out her window at a five-story hotel.

Member Tunnell commented that this is the kind of project that is difficult to consider because he understands the issues and concerns regarding design that are being voiced by the public, but they are not within the realm of what the Planning Commission makes recommendations on. Regarding the

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comment about the public being informed of proposed projects, Member Tunnell stated that he always encourages interaction between the developer and the community prior to the developer submitting for approval for a project like this.

*MOTION ON WAIVERS*

On a motion made by Member Tunnell, seconded by Member Wilson, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the following waivers be granted or denied (*as indicated below in italics*) from the Subdivision and Land Development Ordinance and the Stormwater Management Ordinance:

- a. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding profiles of existing storm, sanitary, gas, and waterlines, contingent upon the applicant profiling proposed and affected laterals. *Recommendation to grant.*
- b. From Sections 185-22.E.(5) and 185-34.A.(1) regarding installation of curbing and sidewalk along Mill Road, contingent upon applicant submitting a fee in-lieu of the installation of sidewalks along Mill Road, with the fee to be determined and proposed by the applicant using the RSMMeans' Construction Cost Data in accordance with Section 185-34.A.(4).(b), and further provided that the applicant install a crosswalk across Mill Road to the existing sidewalk system on the west side of Mill Road, as indicated on the Site Plan. *Recommendation to grant.*
- c. From Section 185-22.D.(3) regarding the requirement to provide additional cartway and right-of-way widths for existing streets (Hillcrest Road, West Areba Avenue, and Mill Road) with substandard widths. *Recommendation to grant.*
- d. From Section 174-13 regarding the requirements to provide stormwater management controls, contingent upon this being a partial waiver approval with the applicant providing volume-reducing Best Management Practices as part of the overall stormwater management system and addressing all other stormwater management and drainage concerns to the satisfaction of the Township Engineer. *Recommendation to grant.*
- e. From Section 185-27.B regarding the requirement to provide a 20-foot-wide drainage easement centered around the proposed conveyance pipe. *Recommendation to grant.*
- f. From Section 185-12.A regarding the filing and review procedures for a Preliminary Plan submittal. *Recommendation to deny.*
- g. From Sections 185-12.D.(3).(a).[9] and 185-12.D.(3).(a).[35] regarding the requirements to provide existing physical and topographic features that are within 200' of development property. *Recommendation to deny.*

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MOTION ON PLAT #1295

On a motion made by Member Tunnell, seconded by Member Wilson, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1295 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 March 15, 2018 HRG letter.
- c. The comments in the March 29, 2018 DTMA letter.
- d. Determine if any signage is required by PennDOT or Township standards for the proposed crosswalk on Mill Street, since Mill Street is not a stop intersection, and if so, include the signage details and locations on the plan.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion made by Member Tunnell, seconded by Member Wilson, and a unanimous vote, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

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Joyce St. John  
Planning Commission Secretary

Submitted by:

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Jenelle Stumpf  
Community Development Secretary (*stenographer*)