

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 4, 2018**

CALL TO ORDER

The Tuesday, September 4, 2018 Derry Township Planning Commission meeting was called to order at 6:02 p.m. in the meeting room of the Derry Township Municipal Complex, Administration Building, 600 Clearwater Road, Hershey, PA, by Chairman Glenn Rowe.

ROLL CALL

Commission Members Present: Glenn Rowe, Chairman; Don Santostefano, Vice Chairman; Matt Tunnell; Tom Wilson

Commission Member Absent: Joyce St. John, Secretary

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: James Strong, McNees Wallace & Nurick; Eric Thom, Aaron Konop – Continental Properties; Craig Smith, Aaron Bricker – RGS Associates; Greg Koussis, Capital Construction Management; Matt Mandia, Director of Derry Township Parks & Recreation; Rick Zmuda, Matt Weir – Derry Township Board of Supervisors; Susan Edris; Mike Angello

APPROVAL OF MINUTES

On a motion made by Member Wilson and seconded by Member Tunnell, the Planning Commission unanimously approved the minutes from the July 2, 2018 meeting, as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Sketch Plan for Derry Township Community Center, Plat #1302

Chuck Emerick stated that the Board reviewed the sketch plan and provided comments to the applicant for incorporation into the formal plan submission.

B. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision Plan for 19 East Chocolate Avenue – South Lot, Plat #1299

C. Report of the Board of Supervisors' action regarding Ordinance No. 705, amending Chapter 225 (Zoning) of the Code of the Township of Derry to make general revisions, corrections, and clarifications

D. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Englewood Barn, Plat #1297

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 4, 2018

- E. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision Plan for Frank T. English, Jr., Plat #1301**
- F. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision and Land Development Plan for LSP Investments, LLC, Plat #1300**
- G. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision and Land Development Plan for Hersheypark 2020 Attraction, Plat #1298**

Mr. Emerick reported that the Board adopted Ordinance No. 705 as written (item 'C' above) and conditionally approved the plans listed in items 'B', 'D', 'E', 'F', and 'G' above.

NEW BUSINESS

- A. Review and recommendation of the Preliminary/Final Lot Consolidation and Land Development Plan for Derry Township Community Center, Plat #1303**

Mr. Emerick explained that the subject site is comprised of three separate tracts of land containing a total of 17.8 acres of gross lot area, with a net developable area of 13.5 acres after floodplains, steep slopes, and areas of right-of-way are deducted. This plan proposes to combine the three existing tracts into one. The development property currently contains the Township's recreation center, outdoor swimming pool, Cocoa Castle playground, tennis courts, and associated parking. In addition to combining the three tracts of land, this plan also proposes demolition of the building and outdoor pool, and construction of a new community center building, including an indoor competition pool, leisure pool, gymnasium, exercise/fitness areas, locker rooms, senior center, and office space. A new outdoor swimming pool is also proposed to replace the existing outdoor pool facility. Cocoa Castle playground will be retained for use with the new center. Access improvements are proposed on the Hershey Public Library property, including the extension of the existing access drive from Cocoa Avenue to the parking areas for the new community center. A driveway connection is also proposed from this access onto the Derry Township School District property. The northern access drive currently serving the community center will also remain. Two macadam pedestrian paths are proposed to connect to the School District property to the north and east of the community center building to accommodate shared parking areas.

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

Chairman Rowe inquired if the ramp to the bridge needs to be ADA compliant. Mr. Emerick responded that it is his understanding the majority of the shared parking will be at the Early Childhood Center, and the subject trail is an interconnection between the community center and the Early Childhood Center. He does not think the ramp needs to be ADA compliant since there is a separate ADA-compliant path that can be taken. Vice Chairman Santostefano suggested adding a sign at the beginning of the trail to advise people that it is not handicapped-accessible.

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 4, 2018

Chairman Rowe asked how many swimming events will be planned per year. Matt Mandia, Director of Parks & Recreation, replied that the current projection is 12 meets annually – 8 local meets and 4 regional meets. Chairman Rowe asked what consideration has been given to traffic control in terms of the majority of the event attendees trying to enter or exit the site at the same time. Mr. Mandia stated that event packets will be distributed to the teams prior to the events, including parking lot designations to limit the access from Cocoa Avenue as much as possible.

Member Tunnell inquired if students will be discouraged from accessing the high school parking lot from Cocoa Avenue. Mr. Mandia responded that the School District is requesting this entrance to their parking lot be gated so that access can be controlled and not usable during school hours. Member Tunnell asked if this arrangement was part of the consideration for the need for a traffic study. Craig Smith, RGS Associates, commented that they looked at this scenario but did not account for it, assuming it would be a gated condition. Member Tunnell asked if there will be a condition on the plan that the gate has to be closed during school hours so that traffic cannot access the School District property from Cocoa Avenue. Mr. Emerick replied that it is not required to be a condition of plan approval. Member Tunnell questioned if the need for a traffic study would change based on the frequency of the gate being open. Mr. Emerick does not think so because in terms of students going to school, distribution of traffic is a good thing. Member Tunnell noted that if the School District allowed the gate to be open during the school day, the traffic distribution could be affected because more people might access the property from Cocoa Avenue instead of from Homestead Road, therefore possibly requiring additional improvements to Cocoa Avenue. Mr. Emerick thinks having these options would be a good thing. Chairman Rowe commented that it would be beneficial to allow access to the School District property from Cocoa Avenue because it would alleviate some of the traffic problems on Homestead Road, especially when school is in session. Mr. Smith stated that the School District does not really want people parking at the high school for swimming events; the Early Childhood Center and elementary school lots are the ones that the School District has agreed to for overflow use.

In response to a question from Chairman Rowe, Greg Koussis of Capital Construction Management explained that he believes the reason for creating the connection was to provide some continuity between the two campuses because there is an opportunity to do it now. The School District was reluctant to have the connection be an open access, which is why they have asked that the gate be installed. Vice Chairman Santostefano inquired if the School District will have control of the gate. Mr. Koussis answered that is the intent.

Vice Chairman Santostefano noted that the majority of the parking is off site and it is based on a proposed agreement between the Township and the School District. He asked if an agreement is needed for the overflow parking on the Library property. Mr. Koussis explained that those spaces are not being counted toward the required parking total. Vice Chairman Santostefano asked why those spaces are being added if they are not required. Mr. Koussis stated that they are being added to alleviate existing parking problems at the Library. Vice Chairman Santostefano asked if the agreement between the Township and the School District will be a legal document so that in the event the School District decides they do not like the shared parking arrangement anymore, they cannot easily get out of the agreement. He also inquired if the traffic counts factored in the use of the outdoor pool at the same time as a swimming event. Mr. Emerick answered that the traffic counts were based on multiple events

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 4, 2018

occurring simultaneously. Mr. Mandia stated there is currently an executed Memorandum of Understanding between the Township and the School District and a legal document will also be executed. Vice Chairman Santostefano asked if the legal document will also be a financial agreement. Mr. Mandia responded that there are no finances tied to the agreement. Member Tunnell inquired if it is a two-way agreement that would also allow the School District to use the community center's lots as overflow parking for events. Mr. Mandia answered that it has not been discussed specifically, but there are already agreements in place that allow both entities to share each other's parking lots at no expense. Chairman Rowe commented that both entities should have equal rights to the control of the gate.

Member Wilson inquired if all of the Library parking will be accessible for use on the day of a swimming event. Mr. Mandia answered not necessarily, and those spaces were not included in the parking count. He would assume that on the large swimming event days the Library would refrain from also having a large event. Parking attendants for the swimming events will inform attendees to not park at the Library.

Chairman Rowe commented that he appreciates the lower two basketball courts will be retained.

MOTION ON WAIVERS

On a motion made by Vice Chairman Santostefano, seconded by Member Tunnell, 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.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding providing existing features within 200 feet (50 feet for a Final Plan) of the tract of land to be developed.
- b. From Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[35] regarding providing topography within 200 feet (50 feet for a Final Plan) of the tract of land to be developed.
- c. From Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale to allow the 'overall' drawings to be depicted at a scale of 1" = 60'.
- d. From Section 185-13.E.(4).(a).[19] regarding plan and profile scale to allow the street and utility profiles to be shown at 1" = 50' horizontal and 1" = 5' vertical and for the stormwater management facility profiles to be shown at 1" = 20' horizontal and 1" = 2' vertical, with the plan inset at 1" = 30'.
- e. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding providing plans and profiles for existing utilities.
- f. From Section 185-22.D.(3) regarding street right-of-way and cartway widths. (*Note: This waiver was officially requested by the applicant during the meeting.*)
- g. From Section 174-17.C.(5) regarding pipe elevations.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 4, 2018**

MOTION ON PLAT #1303

On a motion made by Vice Chairman Santostefano, seconded by Member Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1303 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 August 27, 2018 HRG letter.
- c. The comments in the August 30, 2018 DTMA letter.
- d. Propose a sign at the school-side beginning of the pathway that contains steps to advise that the pathway is not handicapped-accessible.

B. Review of the Sketch Plan for Springs at Middletown Road, Plat #1304

Member Wilson recused himself from discussions regarding this plan because of his affiliation with K&W Engineers, who prepared the plan.

Mr. Emerick reported that the subject site proposed for development contains portions of three separate tracts of land. All three tracts total 52.133 acres; however, the development proposes to create a new tract that will contain 25.37 acres of gross lot area, with a net developable area to be determined after steep slopes and other environmentally-sensitive areas are deducted. The development property is in the Planned Campus West zoning district with Community Heritage Buffer (Overlay 1) and Middletown Road (Overlay 2) zoning overlays. This plan proposes the development of 288 dwelling units and other amenities in the form of a gated community. The development as proposed will require a Zoning Ordinance text amendment and possibly a zoning map change. Residential uses are presently only permitted in the Planned Campus West district when the area is also subject to the Planned Campus West Future Development Overlay. This overlay allows dwellings when proposed as part of a Master Plan; however, it also requires a minimum of three types of dwellings provided, however, that a minimum of 10% of any one dwelling type shall be provided. Development of residential units will also require a Conditional Use Master Plan application approval. Access improvements are proposed on Middletown Road as an extension of Gramercy Place. A driveway connection is also proposed from this development to Wood Road. This driveway is labeled as an emergency access. The Subdivision and Land Development Ordinance requires a second means of access when more than 10 dwelling units are proposed on a property.

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

In response to a question from Chairman Rowe, Mr. Emerick explained that the Township currently has plans to install a bicycle/pedestrian crossing on Middletown Road at its intersection with Gramercy Place. He added that when the plan for Sheetz was prepared, there was a conscientious effort to include the connector road behind Sheetz to avoid having to install a traffic signal at the intersection

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 4, 2018

of Wood Road and Middletown Road. The Township would eventually like to see Wood Road disconnected from Middletown Road because of sight distance and slope issues.

Aaron Konop of Continental Properties (the applicant) gave a PowerPoint presentation on the proposed layout of the community and the units.

Chairman Rowe asked if the applicant looked at the difference in traffic impact based on the change in use from commercial to residential. Mr. Konop responded that traffic has not been evaluated yet but typically what they have seen in their other communities is that bringing in a residential use where a commercial use was proposed generally lessens the traffic impact, so the signal shown on sketch plan might not be necessary.

Member Tunnell noted that the Planning Commission reviewed another proposed residential development on Middletown Road where a zoning district change to Planned Campus West was requested. It seemed that the forward progress of the plan was hindered by the lack of traffic signal warrants being met. Without the signal there is no traffic mitigation on Middletown Road and without the mitigation the residents in the area are strongly opposed to more residential development in the Planned Campus West zoning district. He informed Mr. Konop that traffic improvements will be a prominent issue.

Regarding the text amendment and/or zoning map amendment (Planned Campus West Future Development Area Overlay district or R-3 zoning district), Mr. Konop stated that since they are proposing only one dwelling type (multifamily apartments), they are looking for feedback from the Township as to which path is most desirous. Mr. Emerick commented that Township staff would not support a zoning amendment to R-3 because it would not be consistent with the Comprehensive Plan.

In response to a question from Vice Chairman Santostefano, Mr. Konop stated that they do not develop single-family dwellings.

Mr. Konop stated that he thinks this development is a good fit for the area because of the two-story design. The units look townhouses instead of apartments. He inquired if the Planning Commission would entertain the text amendment to the Zoning Ordinance to allow for only one dwelling type.

Vice Chairman Santostefano stated that he thinks the concept is a good one for the demographic reasons explained in the PowerPoint presentation. He asked if the applicant considered proposing the development as part of the Hershey West End project. Mr. Konop responded that they have looked at a number of sites and talked to the Hershey Trust Company; however, the West End project seems to be a little distant in their timeline. The proposed site appeared to have many advantages.

Chairman Rowe asked if the Subdivision and Land Development Ordinance restricts how close the Springs access can be to Middletown Road. In his opinion, that entrance should be at the back of the property being developed. Mr. Emerick replied that he does not disagree; however, the Township has to view the entrance as a driveway, which is required to be a minimum of 60 feet from the intersection. Eric Thom, Continental Properties, stated that they intend to dedicate the right-of-way for the access all the way through to the back of the property for future considerations.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 4, 2018**

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Vice Chairman Santostefano, seconded by Member Tunnell, and a unanimous vote, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Joyce St. John
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)