# DERRY TOWNSHIP PLANNING COMMISSION
## MEETING MINUTES
### February 5, 2013

## CALL TO ORDER

The Tuesday, February 5, 2013 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 Chairman Matt Tunnell.

## ROLL CALL

Commission Members Present: Matt Tunnell, Chairman; Gregg Mangione, Secretary; Glenn Rowe

Commission Members Absent: Joyce St. John, Vice Chairwoman; Ned Wehler

Also Present: Brandon Williams, Assistant Director of Community Development; Diane Krug, Dauphin County Planning Commission representative; Jenelle Stumpf, Community Development Secretary

Public Registering Attendance: Maria DeCarmine Bender; Curt Stevens, 643 Carroll Drive, Hummelstown; Susan Moravetz, 111 Forest Avenue, Hershey; Rick Donato, 147 Forest Avenue; Michael McKenna, 1802 Gramercy Place, Hummelstown; George Mensah, 227 West Caracas Avenue, Hershey

## APPROVAL OF MINUTES

On a motion made by Secretary Mangione and seconded by Member Rowe, the Planning Commission unanimously approved the minutes of January 8, 2013 as written.

## OLD BUSINESS

**A.    Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision Plan for Scott R. Ortenzio and Zachary G. and Linda A. Ortenzio, Plat #1220**

Mr. Williams reported that the plan was approved with minor conditions.

Chairman Tunnell asked if the **Preliminary/Final Subdivision and Land Development Plan for 777 Middletown Road, Plat #1216,** has been approved by the Supervisors. Ms. Stumpf responded that the plan has been conditionally approved, and the applicant is still in the process of addressing the conditions in order to be able to record the plan.

## NEW BUSINESS

**A.    Review and recommendation of the Preliminary/Final Subdivision Plan for Tyrone J. and Cecelia C. Kreamer and Swatara Station Partners, LLC, Plat #1224**

Mr. Williams reported that the applicant has requested the plan be tabled to allow for further revisions to be made.

**OTHER BUSINESS**

**A.     Comprehensive Plan discussion**

Mr. Williams stated that a summary of the first two chapters (introduction and demographics) has been created.  He anticipates that eventually this summary will be available to the public as an abridged version of the overall Comprehensive Plan.

Mr. Williams stated that the current zoning map does not show individual properties, and it is in the process of being updated to facilitate discussions for future land uses.  There will be a base layer map to review zoning by property and discuss anticipated future land uses on each property.  This update to the zoning map is taking more time than anticipated, so the next Planning Commission discussion will focus on 'Sense of Place', rather than future land use.

Mr. Williams asked the Planning Commission for their comments on Chapters 1 and 2, as well as the formatting for the summary, by the March meeting.

*PUBLIC COMMENT*:

Susan Moravetz read a statement from her husband, Michael Moravetz, asking that a discussion take place regarding United Nations Agenda 21 (sustainable development) before Derry Township approves the mission and vision statements of the Comprehensive Plan.  *(A copy of the statement was given to Township staff after the meeting)*

Curt Stevens stated that he has been attending these meetings as part of a Penn State Harrisburg class assignment to see what local government does.  He thanked the Planning Commission for their civic duties, and commented that it is very reassuring to see the amount of public participation in local government.

Rick Donato, 147 Forest Avenue, asked if the Planning Commission was familiar with the International Council for Local Environmental Initiatives, "a worldwide movement of local governments generating political awareness of a global sustainability."  He asked what that means to Derry Township.

Maria DeCarmine Bender asked if research has been done on organizations that are against smart growth and whether their point of view has been considered.  Chairman Tunnell responded that he is not sure whether such research was done.  Most of his time on the Comprehensive Plan committee was spent creating a vision and mission statement and putting together an outreach to receive citizen input.  The process has been generated from within the Township, and a lot of technical expertise was received from the Dauphin County Planning Commission staff.  Chairman Tunnell has not perceived a lot of outside influence or discussions.

Member Rowe agreed that there have not been a lot of outside influences.  This is the first he has heard of Agenda 21 and he thinks it should be evaluated.  He stated that based on the survey results received,

residents would like a sustainable community and much of that is based on good transportation, reducing congestion and air pollution, and not expanding infrastructure more than necessary.

Ms. DeCarmine Bender stated that it seems there is an overarching opinion that smart growth is good. She asked if anyone has actually researched whether or not that is true. She also asked if people are willing to relocate into town to show their commitment to the idea of smart growth. Ms. DeCarmine Bender referenced several points in the 'Growth, Economic Development, and Local Government Structure in Pennsylvania' research report by Wendell Cox. *(A copy of the research report was given to the Planning Commission)*

Chairman Tunnell stated that the Comprehensive Plan is a public document and the more people who participate and express their opinions during the review process, the more the document will reflect what the community desires.

## ADJOURNMENT

On a motion made by Member Rowe, seconded by Secretary Mangione, and a unanimous vote, the meeting adjourned at 6:39 p.m.


Respectfully submitted,


_____

Gregg Mangione
Secretary



Submitted by:


_____

Jenelle Stumpf
Community Development Secretary