

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
March 6, 2012**

CALL TO ORDER

The Tuesday, March 6, 2012 Derry Township Planning Commission meeting was called to order at 6:00 p.m. by Chairman Wehler in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Commission Members Present: Ned Wehler, Chairman; Matthew Tunnell, Vice Chairman; Peter Gleason, Member; Joyce St. John, Member

Commission Members Absent: Gregg Mangione, Member

Also Present: Charles Emerick, Director of Community Development; Diane Myers-Krug, Dauphin County Planning Commission; Jenelle Stumpf, Community Development Secretary; Tracy Telesha, Stenographer

Public Registering Attendance: Rick Russell, The Hershey Company; Brian Evans, Evans Engineering, Inc.; Kenny Hinebaugh, Evans Engineering, Inc.; Anne Newman, 533 Elm Avenue; Bill & Judy Woodring, 120 E. Caracas Avenue

APPROVAL OF MINUTES

On a motion by Vice Chairman Tunnell and seconded by Member Gleason, the Planning Commission approved the minutes of December 13, 2011.

REORGANIZATION

On a motion by Chairman Wehler and seconded by Member Gleason, the Planning Commission approved the reorganization as follows:

Chairman	Matthew Tunnell
Vice Chairman	Peter Gleason
Secretary	Ned Wehler

On a motion by Secretary Wehler and seconded by Vice Chairman Gleason, the Planning Commission approved the appointment of Joyce St. John to the Design Review Board.

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March 6, 2012**

OLD BUSINESS

None.

NEW BUSINESS

A. Review and recommendation of Zoning Petition No. 2012-01 as filed by The Hershey Company to change the zoning classification of a portion of the property addressed as 19 East Chocolate Avenue; and the accompanying request to amend the Comprehensive Plan

Mr. Emerick reported that with the near completion of the West Plant, The Hershey Company has sold their facility located at 19 East Chocolate Avenue to Chocolate Avenue DST. The Hershey Company has taken this prudent measure to best attain the revitalization and sustainable use of the historic facilities on the property. The planning for the continued use of the structures has led to the need to subdivide the property. A 70-year leaseback of property to The Hershey Company will include approximately 500,000 square feet of floor area and associated parking to be dedicated to their uses. This will allow the remainder of the facilities an opportunity for transformation into a use or uses that are anticipated to play a key role in the renaissance of the village of Hershey.

The subject area of this request contains 7.07 acres of land. This proposal is being processed to alter the existing zoning of this area from an Industrial classification to a Village Core classification. The area is improved with parking lots, a portion of the monorail ride, and approximately 500,000 square feet of floor area, which is presently occupied by or is intended to be occupied by The Hershey Company for at least the next 70 years. The predominate use of this area is intended to be corporate office space, which is a permitted use in the Industrial zoning district. This zoning does not allow retail uses or restaurants, both of which are a future consideration for this portion of the property. The future use of the remaining 1.5 million square feet of floor area, facilities, and land left in the Industrial zoning district is unknown. Mr. Emerick anticipates seeing most of that area proposed as either the same Village Core zoning or as Downtown Commercial zoning in the near future.

Diane Myers-Krug, Dauphin County Planning Commission, stated that the county supports the zoning amendment and believes that future land use should cover the entire parcel rather than individual pieces.

Richard Russell, The Hershey Company, stated that redevelopment of the property is in the very preliminary stages and the developer is concerned that Village Core may not allow enough uses, particularly if a manufacturer is interested in the property.

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Brian Evans, Evans Engineering, Inc., stated that a former railroad spur will be used as the line between the leasehold of The Hershey Company and the proposed new development.

Chairman Tunnell added that he is grateful for the work and thought that is being put into the redevelopment of the former chocolate factory and is looking forward to the changes.

MOTION

On a motion made by Secretary Wehler, seconded by Vice Chairman Gleason, and a unanimous vote, the Planning Commission recommended that the rezoning requested in Zoning Petition 2012-01 and the accompanying Comprehensive Plan amendment be implemented.

OTHER BUSINESS

Secretary Wehler announced that the Hershey Food Bank plan has made some minor changes to the storm water design and will be using tanks rather than a stone bed to reduce excavation costs. There will be no real change to capacity. Secretary Wehler (in his former position as Chairman) recommended the Board of Supervisors proceed with the plan.

ADJOURNMENT

On a motion by Vice Chairman Gleason, seconded by Member St. John, and a unanimous vote, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Ned Wehler
Secretary

Submitted by:

Tracy Telesha
Stenographer