

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
April 3, 2012**

**CALL TO ORDER**

The Tuesday, April 3, 2012 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 Tunnell.

**ROLL CALL**

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

Commission Members Absent: none

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

Public Registering Attendance: Bob Welsh, PO Box 707; Randy Test, ECI Construction; Jim Snyder

**APPROVAL OF MINUTES**

On a motion by Secretary Wehler and seconded by Vice Chairman Gleason, the Planning Commission approved the minutes of March 6, 2012 as written.

**OLD BUSINESS**

**A. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Hershey Community Food Bank, Plat #1210**

Mr. Emerick reported that the Board of Supervisors approved Plat #1210.

**NEW BUSINESS**

**A. Review and recommendation of the Preliminary/Final Subdivision and Land Development Plan for 777 Middletown Road, Plat #1213**

Plat #1213 was withdrawn by the applicant.

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**B. Review and recommendation of the Preliminary/Final Land Development Plan for Centric Bank (1201 Governor Road), Plat #1214**

This property, located on the west side of Lucy Avenue, north of Governor Road and adjacent to Old Bullfrog Valley Road, is in the Neighborhood Commercial zoning district and contains .744 acres. The building on the property was most recently used as a dental office and real estate office. The applicant is proposing to raze the current building and construct a 2,960 square foot bank with 3 drive-thru lanes. In addition to seventeen parking spaces, one handicapped accessible space and one loading/unloading space will be created. The proposed storm water management includes a major piped bypass to replace an existing open swale, along with subsurface collection and piping facilities.

Waivers are sought from the Subdivision and Land Development Ordinance as follows:

- A. Section 185-12.A regarding preliminary plan procedure

Mr. Emerick stated that the plan is being processed as a combined preliminary/final land development plan; therefore, this waiver is not necessary.

- B. Sections 185-12.D.(3).(a).[9], 185-13.E.(4).(a).[9], 185-12.D.(3).(a).[35], and 185-13.E.(4).(a).[36] regarding depiction of existing physical features within 200 feet and 50 feet of the property and existing topographic features within 200 feet and 50 feet of the property

Mr. Emerick stated that due to the location of this property, expanded contours of 50 feet would aid in understanding of adjacent storm water management facilities.

- C. Sections 185-13. E.(4).(a).[19], [20], [21] regarding profiles for all existing storm sewer, sanitary sewer, water and gas lines within the property

Mr. Emerick suggested the applicant amend their request to also include preliminary plan citations of 185-12.D.(3).(a).[21], [22], [23].

- D. Section 185-34.A.(1) regarding sidewalk construction

Mr. Emerick clarified that the applicant is seeking to waive the required construction of a short segment of sidewalk west of the site driveway along Old Bullfrog Valley Road. There is a segment of sidewalk north of the driveway along Lucy Avenue that is not proposed on the plan. This segment should be installed, or a waiver requested.

- E. Section 185-22.E.(5) regarding curbing and Section 185-22.D.(3) regarding widening for Old Bullfrog Valley Road.

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Mr. Emerick recommended that the applicant also include road widening north of the driveway on Lucy Avenue in their request for a waiver from Section 185-22.D.(3).

The applicant's engineer, Jim Snyder of Snyder, Secary and Associates, stated that Old Bullfrog Valley Road is a Township road used by other businesses in the area, and to create a situation where only right turns are permitted would affect those properties' access. Mr. Snyder stated that the driveway onto Old Bullfrog Valley Road from the Centric Bank will be exit only.

Mr. Snyder stated that sidewalk installation along Old Bullfrog Valley Road would be approximately 8-10 feet in length and lead into an embankment. Mr. Snyder added that the applicant would be willing to install a sidewalk in the future if the need arises.

Mr. Emerick stated that the Medical Center is extending the bike/walking path to the Lucy Avenue/Governor Road intersection which would then create a need for sidewalks to the businesses in that area. Vice Chairman Gleason questioned if crossing diagonally from the property to the bike/walking path is logical since sidewalks exist on the east side of Lucy Avenue. Mr. Emerick replied that crosswalks and pedestrian traffic control buttons are currently installed at the intersection.

Mr. Emerick stated that the driveway to Old Bullfrog Valley Road is currently 18 feet and could be narrowed to 12 feet to discourage 2-way access. Mr. Snyder replied that 12 feet may be too narrow and would consider 14-16 feet instead. Mr. Snyder added that signage will be present to direct traffic flow.

Secretary Wehler questioned whether the two existing storm water inlets will remain. Mr. Snyder stated that one will remain as is and the other would be replaced with a 6 foot inlet or two 4 foot inlets with the run-off being piped underground to a swale. Mr. Snyder added that discharge will be at or less than the current rates.

Secretary Wehler stated that the plan calls for raising the site level and questioned how much net fill will be used and whether the higher level is to address storm water issues. Mr. Snyder stated that 6-8 feet of fill will be used in some areas with an average of 4 feet around the building. Mr. Snyder clarified that this is being done to increase the bank's visibility and usability of the site.

Matt Bonnanno stated that the applicant will be providing more information regarding the proposed fill and new contours to determine if storm water run-off plans will be effective.

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MOTION

On a motion made by Vice Chairman Gleason, seconded by Member St. John, and a unanimous vote, the Planning Commission made recommendations on the waiver requests as follows:

- From Sections 185-12.D.(3).(a).[9] and 185-12.D.(3).(a).[35] regarding showing existing physical and topographic features within 200' of the property. These waivers were recommended to be granted with the stipulation that the aerial photometric plan exhibit is included in the full set of drawings and all contours are appropriately labeled.
- From Sections 185-13.E.(4).(a).[9] and 185-13.E.(4).(a).[36] regarding showing existing physical and topographic features within 50' of the property. These waivers were recommended to be denied.
- From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding preparation of profiles for all existing storm sewer, sanitary sewer, water and gas lines within the property. These waivers were recommended to be granted only for the existing facilities that are not being affected by the proposed improvements. In all cases where extensions, new services, or grading affects the utility, they shall be depicted in the plan and profile.
- From Section 185-34.A.(1) regarding sidewalk installation along existing streets. The Commission recommended that the aspect of the request involving the installation of approximately 33 feet of sidewalk along Old Bullfrog Valley Road be denied; and that the aspect of the request involving the installation of a segment of sidewalk along Lucy Avenue, north of the site driveway, be granted as a deferment so long as the stormwater management facilities in this area are adjusted to allow for the extension of the sidewalk.
- From Section 185-22.E.(5) regarding providing curbing along Old Bullfrog Valley Road. The waiver was recommended to be granted, except where the sidewalk is proposed directly adjacent to the road, in which case a curb shall be provided.
- From Section 185-22.D.(3) regarding additional roadway widening and right-of-way dedication along Old Bullfrog Valley Road. This waiver was recommended to be granted.

On a motion made by Vice Chairman Gleason, seconded by Member St. John, and a unanimous vote, the Planning Commission recommended approval of Plat # 1214,

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subject to the outstanding comments of staff, HRG, DTMA, and the Dauphin County Planning Commission being satisfactorily addressed.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion by Vice Chairman Gleason, seconded by Member St. John, and a unanimous vote, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

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Ned Wehler  
Secretary

Submitted by:

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Tracy Telesha  
Stenographer