

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 5, 2012**

CALL TO ORDER

The Tuesday, June 5, 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; Ned Wehler, Secretary; Gregg Mangione, Member; Joyce St. John, Member

Commission Members Absent: Peter Gleason, Vice Chairman

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

Public Registering Attendance: Ken Scardino, Deer Run HOA; Dale Holte, Deer Run HOA; Dennis Trout, Locust Lane; Ron Lucas, Stevens & Lee; Mike LaCesa, Sheetz; Suzanne Hoffer, HB Engineering; Brian Soyka, Sheetz; Sandy Ballard, 650 Cocoa Avenue; Judy Walter, UCW&L; Sal Lando, Deer Run HOA

APPROVAL OF MINUTES

On a motion by Secretary Wehler and seconded by Member Mangione, the Planning Commission approved the minutes of May 3, 2012 as written, with the exception to note that Diane Myers-Krug was not in attendance.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding the adoption of Ordinance No. 623 to amend the Zoning Map and Resolution No. 1337 to amend the Comprehensive Plan as requested by The Hershey Company for a portion of the property located at 19 East Chocolate Avenue**

Mr. Emerick reported that the Board of Supervisors adopted the ordinance and resolution.

- B. Report of the Board of Supervisors' action regarding DTMA's request for a waiver from filing a land development plan**

Mr. Emerick reported that the Board of Supervisors granted the waiver.

- C. Review and recommendation of the Preliminary/Final Subdivision and Land Development Plan for 777 Middletown Road, Plat #1216**

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At the May 3, 2012 meeting, the Planning Commission made recommendations regarding the requested waivers but tabled making a recommendation on the plan.

This property, located on the east side of Middletown Road and the north side of Stoverdale Road, contains 12.72 acres and is located in the Neighborhood Commercial zoning district. This parcel is subdivided into two lots, Lot 1 contains 2.706 acres and Lot 2 contains 9.6661 acres and is partially located in the Agricultural/Conservation zoning district. The applicant is proposing to locate a 6,180 square foot retail/fuel sale store with a single bay car wash and no more than eight fuel dispensing devices on Lot 1. Lot 2 will contain a 2,880 square foot bank with four drive-through lanes and a 19,200 square foot retail/office building.

Mr. Emerick asked the applicant to submit a Highway Occupancy Permit from PennDOT and an agreement with Stoverdale Church regarding the Wood Road intersection driveway easement.

Representative for the applicant, Ron Lucas, attorney for Sheetz, stated that tanker trucks will not use Wood Road as Wood Road is planned as a driveway only. No trucks or large vehicles will use Wood Road. The only tanker deliveries to Sheetz are Sheetz employees who will be aware of traffic flow at the store. Mr. Lucas stated that the public may use the driveway off Wood Road to get to the traffic light at Stoverdale/Middletown Road.

PUBLIC COMMENT

Ken Scardino, Deer Run HOA, stated he is concerned that the stream along Stoverdale Road not be interrupted. He believes the recent sinkhole activity in the area is due to diverted streams. Mr. Emerick replied that the applicant is proposing to pump and divert the stream.

Sandy Ballard questioned if a future use could close the Wood Road access. Mr. Lucas replied that a note could be added to the plan adding the Township to the easement agreement. Mr. Lucas further stated that once or twice a year the Wood Road access may be temporarily closed due to burials in the nearby cemetery. He added that the cemetery is nearly at capacity and burials there are rare.

Secretary Wehler questioned whether the applicant will be able to comply with the Township staff's suggestions. Mr. Lucas agreed that they would comply.

Secretary Wehler asked whether left turns off Wood Road on the curve would cause a hazard. Suzanne Hoffer replied that the driveway is located on the curve to allow the greatest amount of visibility.

Secretary Wehler questioned whether the access drive could be moved further west. Mr. Lucas replied that to move the access drive would put it too close to the existing cemetery.

Secretary Wehler stated that he believes the Wood Road access curb radius is not great enough to accommodate large vehicles. Mr. Lucas replied that the 10 foot radius complies with

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PennDOT's requirements. Further, there is no need for larger vehicles to use the Wood Road entrance as two other more visible and easier access points will exist.

Member Mangione questioned whether the Wood Road access could handle a larger vehicle. Ms. Hoffer stated that it could.

MOTION

On a motion made by Secretary Wehler, seconded by Member St. John, and a unanimous vote, the Planning Commission recommended approval of Plat #1216, subject to the outstanding comments of staff, HRG, DTMA, and the Dauphin County Planning Commission being satisfactorily addressed.

NEW BUSINESS

None.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion by Secretary Wehler, seconded by Member Mangione, and a unanimous vote, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Ned Wehler
Secretary

Submitted by:

Tracy Telesha
Stenographer