

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
July 2, 2013**

CALL TO ORDER

The Tuesday, July 2, 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, Member; Ned Wehler, Member

Commission Members Absent: Joyce St. John, Vice Chairwoman

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

Public Registering Attendance: None

APPROVAL OF MINUTES

Due to an e-mail problem, the Commission did not receive the June 4, 2013 minutes in a timely manner; therefore, they postponed the approval until the August meeting.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development and Stormwater Site Management Plan for Oak Springs Phase III Building Expansion, Plat #1227

Mr. Emerick stated that this plan was approved by the Board of Supervisors.

B. Report of the Board of Supervisors' action regarding Ordinance 629, amending Chapter 225 (Zoning) of the Code of the Township of Derry regarding outdoor storage of junk and vehicles

Mr. Emerick stated that the Board of Supervisors adopted the ordinance.

C. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision Plan for Gabriel J. Plebani, Plat #1231

Mr. Emerick stated that this plan was approved by the Board of Supervisors.

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D. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Apple Retail Properties (Chipotle), Plat #1233

Mr. Emerick reported that the plan was approved by the Board of Supervisors. He also noted that Jonathan Crist has filed a land use appeal on behalf of two of the adjacent property owners.

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. Emerick reported that this site is located south of Clark Road, and contains the lands of Tyrone J. and Cecelia C. Kreamer (approximately 0.7 acres) and Swatara Station Partners, LLC (approximately 15.7 acres). The plan is being processed to validate a 2011 boundary line agreement, and proposes to convey 8,569 square feet (.197 acres) of land, identified as Tract A, from Swatara Station Partners, LLC to the Kreamers. No new development is proposed.

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

- a. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19],[20],[21] regarding stormwater sewer, sanitary sewer, and gas and water plans and profiles.
- b. From Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] regarding roadway centerlines in right-of-way dedication areas.
- c. From Section 185-13.E.(3) regarding plan scale.
- d. From Section 185-22.D.(2), (3) regarding dedicated right-of-way widths.
- e. From Section 185-22.D.(3) regarding cartway widths.
- f. From Section 185-22.E.(5) regarding curbing.
- g. From Section 185-34.A regarding sidewalks.

Mr. Emerick; Matt Bonanno, HRG; and Diane Krug, Dauphin County Planning Commission representative, went over their plan review comments.

Member Wehler questioned whether any improvements were to be made on the subject property. Mr. Emerick replied that no improvements are proposed.

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MOTION ON WAIVERS

On a motion made by Secretary Mangione, seconded by Member Wehler, and a unanimous vote, the Planning Commission recommended that waivers 'a', 'c', 'd', 'e', 'f', and 'g' be granted; and that waiver 'b' be denied.

MOTION ON PLAT #1224

On a motion made by Secretary Mangione, seconded by Member Rowe, and a unanimous vote, the Planning Commission recommended approval of Plat #1224, subject to the outstanding comments of Township staff and HRG being satisfactorily addressed.

B. Review and recommendation of the Preliminary/Final Land Development Plan for East Point Trade Center – Building C, Plat #1234

The applicant has requested that this plan be tabled. On a motion made by Member Rowe, seconded by Secretary Mangione and a unanimous vote, the Planning Commission tabled taking action on Plat #1234.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion by Member Mangione, seconded by Member Rowe, and a unanimous vote, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Gregg Mangione
Secretary

Submitted by:

Tracy Telesha
Stenographer