

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 5, 2014**

CALL TO ORDER

The Tuesday, August 5, 2014 Derry Township Planning Commission meeting was called to order at 6:07 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Vice Chairwoman Joyce St. John.

ROLL CALL

Commission Members Present: Joyce St. John, Vice Chairwoman; Glenn Rowe, Secretary; Gregg Mangione; Ned Wehler

Commission Members Absent: Chairman Matt Tunnell

Also Present: Chuck Emerick, Director of Community Development; Matt Bonanno, HRG; Leah Pearlman-Storch, Dauphin County Planning Commission representative; Jenelle Stumpf, Community Development Secretary

Public Registering Attendance: Corey Bray, Gannett Fleming, Inc.; Carolyn Akers, Hershey Medical Center; Craig Smith, RGS Associates; Matt Weir, Church Road

APPROVAL OF MINUTES

On a motion made by Secretary Rowe and seconded by Member Wehler, the Planning Commission unanimously approved the minutes of the June 3, 2014 meeting as written.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding revisions to the Preliminary/Final Subdivision Plan for Woodland Hills, Plat #1203**

Mr. Emerick stated that the Board of Supervisors conditionally approved the revised plan.

NEW BUSINESS

- A. Review and recommendation of Zoning Petition No. 2014-03, as filed by DSG Development Corporation, to amend the Zoning Map by changing the zoning of 10 acres of land located along the north and west sides of the Deer Run Commons development from a Multi-Family Residential classification to an Attached Residential classification; and the accompanying request to amend the Comprehensive Plan Future Land Use Plan**

Chuck Emerick reported that the subject property is located about .4 miles to the west of Middletown Road and north of Deer Run Drive, adjacent to Whitetail Drive and the Swatara Creek. It is located within the Deer Run Commons development and includes a small portion of

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the Camp Stoverdale property. The Future Land Use Plan of the current Comprehensive Plan indicates that this area would be zoned residential, although it is as Multi-Family Residential, not the Attached Residential now proposed. Both classifications are consistent with the surrounding development. The result of the rezoning would be that fewer units could be built upon the land. As proposed, 18 fewer units will be constructed. The number of townhouses units in this area of the development would increase from 35 to 77, but the number of apartment-style condominiums would decrease from 138 to 78. The developer's reasoning for requesting the change is that there is not as much of a market for the condos as there is for the townhouses. Mr. Emerick recommends that the rezoning and Comprehensive Plan amendments be implemented.

Leah Pearlman-Storch, Dauphin County Planning Commission representative, stated that the Commission also supports the proposed amendments to the Zoning Map and Comprehensive Plan.

Craig Smith, RGS Associates, and Doug Gelder, developer, represented the project. Mr. Smith stated the new footprint for the proposed 4-unit townhouses is nearly identical to that of the previously approved 6-unit buildings. Some of the condo units have already been constructed, but at the rate they are selling, it would take a significant amount of time to fill the remaining units, whereas the townhouses are very much in demand.

MOTION

On a motion made by Secretary Rowe, seconded by Member Mangione, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the proposed zoning amendment and Comprehensive Plan amendment be implemented.

B. Review and recommendation of the Preliminary/Final Land Development Plan for the Pennsylvania State University Milton S. Hershey Medical Center University Technology Center, Healing Garden Infill, and Original Hospital Courtyard Infill, Plat #1243

Chuck Emerick reported that this plan proposes the addition of 64,554 square feet of floor area to the Medical Center campus. The new floor area total will be 2,353,492 square feet. Parking will be provided at the site of the University Technology Center in the form of 46 regular spaces and 2 accessible spaces. Stormwater management facilities are being provided through a series of 4 rain gardens to address water quality and a modification to the existing Bullfrog Valley Road detention basin to account for the peak rate runoff. The infill projects at the healing garden and within the original hospital courtyard are considered to be under the existing ground floor roof, and stormwater will be conveyed through the existing roof drainage system. A traffic impact study was not provided with the submission, although traffic impacts are addressed in the project narrative. Thirty-six peak hour trips would be generated as a result of the improvements proposed. Eighteen of these trips are credited to the University Technology Center, which is being relocated from its present location on Sipe Avenue, adjacent to the campus. Therefore, it is not anticipated that those 18 trips will have an influence on Route 322.

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Mr. Emerick; Matt Bonanno, HRG; and Leah Pearlman-Storch, Dauphin County Planning Commission representative, went over their plan review comments.

Corey Bray, Gannett Fleming, and Carolyn Akers, Hershey Medical Center, represented the project. Mr. Bray noted that the Technology Center will be located off of Life Lion Drive and there will be a shared access point with the existing animal research facility. The healing garden addition will be a two-story addition. There will be an emergency room expansion on the first floor and a surgical waiting area on the second floor. The original hospital courtyard infill is also a two-story addition and will include heart and vascular, administrative space, and a surgical waiting area. Parking for these facilities will be provided in the Centerview parking garage.

Member Wehler questioned the credits from Sipe Avenue in regards to the parking count. Mr. Emerick clarified that the credits are related to traffic counts, not parking counts, since the employees are being transferred. Even if there was not a credit, the proposed traffic impact is minimal.

Member Wehler asked about the temporary rock construction entrance to be built off of Bullfrog Valley Road. Mr. Bray responded that the construction manager recommended the entrance at that location for ease of access of the construction vehicles. Member Wehler questioned why the site could not be accessed from the driveway for the Technology Center. Mr. Bray thinks the construction manager was concerned that the truck traffic would impact the animal research facility and the traffic on campus. Member Wehler asked if there will be an impact to the traffic on Bullfrog Valley Road. Mr. Bray stated that most of the soil material will be reused on site so material will not be hauled on and off site.

In response to a question from Member Wehler, Mr. Bray explained the modifications that will be made to the Bullfrog Valley Road detention basin.

Member Wehler commented that Governor Road has a traffic problem during the afternoon rush hour, and he believes the majority of the traffic comes from the Medical Center. The proposed projects will only be adding to the problem. He asked when the Medical Center will do something to alleviate the backlog on Governor Road. Mr. Bray responded that the Medical Center submitted a traffic study with the 5-year master land development plan. They will work with the Township as required to study the traffic and make improvements as necessary. Member Wehler stated that the Planning Commission will continue to call attention to this problem with future projects.

MOTION ON WAIVERS

On a motion made by Member Mangione, seconded by Member Wehler, and a unanimous vote, the Planning Commission recommended that waivers be granted as follows:

- a. From Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding profiling existing gas and water lines.

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- b. From Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding profiling existing storm sewers that are located outside of the project area.
- c. From Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding profiling existing sanitary sewers that are located outside of the project area.
- d. From Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale for depicting the remainder of Lot 2 (the Winters addition).
- e. From Sections 185-12.D.(3).(a).[9] & [35] and 185-13.E.(4).(a).[9] & [36] regarding topographical features and contours on and adjacent to the remainder of Lot 2 (the Winters addition).

MOTION ON PLAT #1243

On a motion made by Member Mangione, seconded by Member Wehler, and a unanimous vote, the Planning Commission recommended approval of Plat #1243, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the Township staff report.
- b. The comments in the July 28, 2014 HRG letter.
- c. Comments 1 through 3 of the July 29, 2014 DTMA letter.
- d. Comments 1 and 4 of the July 22, 2014 Dauphin County Planning Commission report.

OTHER BUSINESS

Secretary Rowe asked if the Township has looked into a way to mitigate traffic issues, such as a requiring a fee, when a parcel like the Medical Center is built out. Mr. Emerick responded that as Mr. Bray had stated, a traffic study was already done by the Medical Center and \$125,000 remains to be put toward mitigations at the Sand Hill Road/Fishburn Road intersection. Secretary Rowe stated that while these funds are appreciated, they do not cover much when compared to what remains to be done.

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ADJOURNMENT

On a motion made by Secretary Rowe, seconded by Member Mangione, and a unanimous vote, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Glenn Rowe
Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary