

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 4, 2017

CALL TO ORDER

The Tuesday, April 4, 2017 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 Glenn Rowe.

ROLL CALL

Commission Members Present: Glenn Rowe, Chairman; Don Santostefano, Vice Chairman; Joyce St. John, Secretary; Ned Wehler

Commission Member Absent: Matt Tunnell

Also Present: Chuck Emerick, Director of Community Development; Matt Bonanno, HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission representative; Jenelle Stumpf, Community Development Secretary

Public Registering Attendance: Corey Bray, Gannett Fleming; Carolyn Stoner and Marvin Smith, Penn State Hershey Medical Center

APPROVAL OF MINUTES

On a motion made by Secretary St. John and seconded by Vice Chairman Santostefano, the Planning Commission unanimously approved the minutes of the March 7, 2017 meeting, as written.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding the adoption of Ordinance No. 688, adopting the 2017 Zoning Ordinance**
- B. Report of the Board of Supervisors' action regarding the adoption of Ordinance No. 684, amending Chapter 185 (Subdivision and Land Development) of the Code of the Township of Derry regarding master plan processes, definitions, references to sensitive environmental areas, and removal of floor area ratio considerations**
- C. Report of the Board of Supervisors' action regarding the adoption of Ordinance No. 685, amending Chapter 174 (Stormwater Management) of the Code of the Township of Derry by deleting Appendix D and reference to Appendix D, and clarifying when an exemption of the requirements is possible**
- D. Report of the Board of Supervisors' action regarding the adoption of Ordinance No. 686, amending the Code of the Township of Derry by adding Chapter 89, entitled 'Downtown Core Design Standards'**

Chuck Emerick reported that the Board adopted the Ordinances on March 28, 2017.

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E. Report of the Board of Supervisors' action regarding a waiver from filing a land development plan, as requested by the Penn State Milton S. Hershey Medical Center

Chuck Emerick reported that the Board granted the waiver.

F. Report of the Board of Supervisors' action regarding a time extension for the conditional approval of the Preliminary/Final Land Development Plan for U-Gro Learning Centre Addition, Plat #1271

Chuck Emerick reported that the Board granted the extension.

G. Review and recommendation of the Preliminary/Final Land Development and Stormwater Management Site Plan for the Hershey Wastewater Treatment Plant Relocation, Plat #1273

Chuck Emerick stated that the applicant has requested that the plan be tabled.

MOTION TO TABLE PLAT #1273

On a motion made by Vice Chairman Santostefano, seconded by Secretary St. John, and a unanimous vote, the Planning Commission tabled making a recommendation on Plat #1273 and accepted the applicant's offer of a 60-day extension of time for the Township to act on the plan.

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for the Pennsylvania State University Milton S. Hershey Medical Center University Technology Center and Healing Garden Infill, Plat #1274

Chuck Emerick explained that this plan is a revision of Plat #1243, which proposed the University Technology Center, Healing Garden Infill, and Original Hospital Courtyard Infill. Although the University Technology Center has been completed, the infill projects were never started. One of the purposes of this plan is to remove the proposed 8,300-square-foot infill of the original hospital courtyard. The plan also proposes a modification to the parking in the area of the emergency room and adjustments to the healing garden infill area, which was originally proposed to be 10,400 square feet of new floor area, but is now proposed to be 20,000 square feet.

Mr. Emerick; Matt Bonanno, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments. Mr. Emerick also referenced DTMA's review comments.

Vice Chairman Santostefano inquired if there will be a change in the number of parking spaces. Mr. Emerick responded that there will be reduction of 10 spaces; however, a substantial surplus of spaces exists in the parking garages.

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Corey Bray with Gannett Fleming represented the applicant and noted that there will be no increase in sewage flows beyond what was already approved. He will address Mr. Emerick's review comment accordingly when the plans are resubmitted.

MOTION ON PLAT #1274

On a motion made by Secretary St. John, seconded by Vice Chairman Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1274 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the Township staff report.
- b. The comments in the March 15, 2017 HRG letter.
- c. Comment 2 of the March 28, 2017 Dauphin County Planning Commission report.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Secretary St. John, seconded by Vice Chairman Santostefano, and a unanimous vote, the meeting adjourned at 6:14 p.m.

Respectfully submitted,

Joyce St. John
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)