

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 5, 2017**

CALL TO ORDER

The Tuesday, September 5, 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; Joyce St. John, Secretary; Matt Tunnell

Commission Members Absent: Don Santostefano, Vice Chairman; Ned Wehler

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

Public Registering Attendance: Joel Westrup, ThermalTech Engineering; David Rothermel, The Hershey Company; Kenny Hinebaugh, Evans Engineering, Inc.; Charles Huth, *The Sun*; Jeff Gelbaugh, P.O. Box 85, Hershey; John D. Payne, BIPC

APPROVAL OF MINUTES

On a motion made by Member Tunnell and seconded by Secretary St. John, the Planning Commission unanimously approved the minutes from the July 18, 2017 meeting, as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision/Land Development and Stormwater Management Site Plan for Hershey Towne Square, Plat #1275

Chuck Emerick stated that the Board approved the plan, with conditions.

B. Report of the Board of Supervisors' action regarding alterations to the approved Revised 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 stated that the Board approved the alterations.

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 5, 2017

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan and Stormwater Management Site Plan for West Hershey Plant – Finished Goods and Milk Receiving Expansions, Plat #1281

Chuck Emerick explained that The Hershey Company is proposing two separate building expansions. The Finished Goods building will be expanded by 6,250 square feet and the Milk Receiving building will have a new 650-square-foot locker room in place of the existing 325-square-foot locker room. These improvements will result in an additional 6,575 square feet of impervious area, which will be controlled by the existing stormwater management facilities. Mr. Emerick also reviewed the waivers and deferrals that have been requested from the Subdivision and Land Development Ordinance.

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.

Chairman Rowe asked inquired about sidewalk installations in conjunction with recent land development plans for other properties along Old West Chocolate Avenue. Mr. Emerick responded that for The Hershey Company's Wastewater Treatment Plant relocation, the Township granted a waiver of the installation of sidewalk along Old West Chocolate Avenue and collected a fee in lieu of installation. The Mill restaurant installed sidewalk along the frontage of their property. Select Medical (a.k.a. Penn State Hershey Rehabilitation Hospital) installed a macadam walkway. Mr. Emerick noted that for this plan (Plat #1281), he is recommending that the sidewalk waiver be granted as a deferment.

MOTION ON WAIVERS

On a motion made by Member Tunnell, seconded by Secretary St. John, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the following waivers and deferrals be granted from the Subdivision and Land Development Ordinance:

- a. Waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale.
- b. Waivers from Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] regarding metes and bounds of street rights-of-way, centerlines, and easements.
- c. Waivers from Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding existing conditions.
- d. Waivers from Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding existing stormwater profiles that will be unaffected by the proposed work.
- e. Waivers from Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding existing sanitary profiles that will be unaffected by the proposed work.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 5, 2017**

- f. Waivers from Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding existing utility profiles that will be unaffected by the proposed work.
- g. Deferral from Section 185-22.E.(5) regarding installing curbing along Old West Chocolate Avenue and Hersheypark Drive, subject to the property owner entering into an Agreement with the Township that would allow the Township to require the installation of curbing in the future if deemed necessary.
- h. Deferral from Section 185-34 regarding installing sidewalks, walkways, and/or bicycle paths along Old West Chocolate Avenue and Hersheypark Drive, subject to the property owner entering into an Agreement with the Township that would allow the Township to require the installation of sidewalks, walkways, and/or bicycle paths in the future if deemed necessary.

MOTION ON PLAT #1281

On a motion made by Member Tunnell, seconded by Secretary St. John, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1281 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 August 22, 2017 HRG letter.
- c. Comment 1 (regarding Sheet C3.1) in the August 31, 2017 DTMA letter.

B. Review and recommendation of Ordinance No. 692, amending Chapter 225 (Zoning) of the Code of the Township of Derry to make general revisions, corrections, and clarifications

Brandon Williams explained that the 2017 Zoning Ordinance was adopted by the Board of Supervisors on March 28, 2017. Since that time, Township staff has been maintaining records of various revisions and corrections that are needed to clarify certain rules and regulations that were previously adopted. The amendments represented in Ordinance No. 692 will not affect how individual properties are zoned. The zoning maps will remain the same as when they were adopted in March.

Secretary St. John asked how age-restricted communities are enforced. Mr. Williams stated that the developer has to make a Declaration regarding the age restriction at the time of the development proposal, and the Declaration will be recorded in the Recorder of Deeds office.

MOTION

On a motion made by Secretary St. John, seconded by Member Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Ordinance No. 692 be adopted as presented.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 5, 2017**

C. Review and recommendation of Ordinance No. 693, amending Chapter 89 (Downtown Core Design Standards) of the Code of the Township of Derry regarding permitted materials for roofing and private outdoor seating elements

Brandon Williams stated that when Chapter 89 was adopted by the Board of Supervisors earlier this year, it was noted by consultants and staff that tile roofing was absent from the permitted roofing materials on buildings in the Downtown Core. This was an inadvertent omission since the Community Building at 14 East Chocolate Avenue is a prominent historic building in the Downtown, and contains a tile roof that The Hershey Company is presently repairing and fully intends to maintain for many years to come. Permitting additional buildings to have similar roofing materials would therefore not be contrary to the character elements on existing buildings in the Downtown. Mr. Williams further explained that private outdoor seating elements are encouraged within the regulations but a list of materials was not provided, which makes for inconsistencies with other regulations in Chapter 89. Therefore, the Township is proposing a list of materials for private outdoor seating elements to help guide the review process for developers and property owners when presenting applications to the Downtown Core Design Board. Mr. Williams noted that the Downtown Core Design Board reviewed the proposed amendments and is in favor of the adoption of Ordinance No. 693.

MOTION

On a motion made by Secretary St. John, seconded by Member Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Ordinance No. 693 be adopted as presented.

OTHER BUSINESS

None.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 5, 2017**

ADJOURNMENT

On a motion made by Member Tunnell, seconded by Secretary St. John, and a unanimous vote, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Joyce St. John
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)