

TOWNSHIP OF DERRY BOARD OF SUPERVISORS

PUBLIC HEARING

Tuesday, January 22, 2008
600 Clearwater Road, Hershey, Pennsylvania 17033

CALL TO ORDER

The January 22, 2008 Public Hearing of the Township of Derry Board of Supervisors was called to order at 5:40 p.m. by Chairman, Michael H.W. Pries.

ROLL CALL

Supervisors Present:

E. Christopher Abruzzo, Township Secretary
August (Skip) T. Memmi, Jr.
George W. Porter, Vice-Chairman
Michael H. W. Pries, Chairman

Supervisors Absent:

Kelly C. Fedeli

Also Present:

Edward L. Small –Asst. Director of Community Development
Scott Stein – President, Hershey Fire Company

Public Present:

Daniel Werner, Nidia Werner, Donald Vcazny, Craig Meyers, C. Shirley, Mayor
Brad Miller, Paul Bernie, Dan Sheffey, Anthony Dye, Paul McCullough

Press Present:

Jeff Werner - Hershey Chronicle

Chairman Pries advised that this hearing was recorded to provide accurate minutes.

REASON FOR HEARING:

The purpose of the hearing is to receive public comment regarding proposed Ordinance No. 568 amending Chapter 225 (Zoning) of the Code of Ordinances of the Township of Derry regarding maximum residential density in the Village Residential Zoning District.

Edward L. Small –Asst. Director of Community Development – Mr. Small explained that the purpose of the amendment is to change the maximum residential density for single

family detached dwelling units in the Village Residential Zoning District from its current number at 2.75 dwelling units per net developable acre to 2.25 dwelling units per net developable acre. He further explained the current maximum density of 2.75 units could only be realized when clustering or when more than one dwelling unit would be placed on one single lot as a condominium. It turns out the minimum width and depth of the lots with street dedications and simply the dimensions required for the minimum standards for those lots would not allow anyone to realize the 2.75. The comprehensive plan allows the density range in this district to be from 2.0 to 4.0 dwelling units. He also explained that Section 2 of the Ordinance is a repetition within the cluster section of the Ordinance and to remind anyone using those rules that the cluster density is limited to the maximum allowed in the zoning district where the clustering is proposed. The final section changes the table at the very end of the Ordinance which allows the mixed use density ratio to be calculated using this same standard. He said they wanted to make sure it was not missed and, also, Section 3 corrects an error that was in print for sometime which eliminated column headings.

Solicitor Yost stated the intent is not to allow more units per acre than somebody would get by-right if they came in with a planned unit development or a condominium development. He said it would eliminate the unique benefit that somebody gets by using a condominium or planned unit development. Solicitor Yost said if they wanted to increase the density, they would have to go to the cluster option which does allow a greater density, but gives the Township more control because that's allowed as a conditional use.

Supervisor Memmi asked how the new ratio affects our overall land development for a normal housing development. Mr. Small answered by referring to what former Director Jeff Keiser learned while he was roughly laying this out, if there was a possibility to determine what ratio you could actually reach by using by-right dimensions. He didn't think that the printed standard of 2.75 could be reached. Mr. Small said the 2.25 now becomes reachable depending on how many square feet of street you would be dedicating.

Vice-Chairman Porter shared that they still have the lot size of 125 x 150 for Village Residential and this amendment to the Ordinance doesn't change that at all. He shared an example if a person gets a piece of land and wants to put 6 houses on it, this amendment would prevent them from doing that. He said it also corrects an internal inconsistency in our Zoning Ordinance that had an unreachable ratio (2.75).

Supervisor Memmi expressed concern where the Board is on this position and consistency.

Supervisor Abruzzo asked Mr. Small if Village Residential is limited to the downtown Village area or does it extend to other parts of the Township. Mr. Small said it is in other parts of the Township, although it is most predominantly in the downtown.

Supervisor Abruzzo verified this is just for Village residential and not a change across the board and Township.

VISITOR/PUBLIC COMMENT:

No one came forward.

ADJOURNMENT:

Motion: Vice-Chairman Porter moved and was seconded by Supervisor Abruzzo to adjourn the meeting at 5:50 p.m.

Motion carried, 4-0.

SUBMITTED BY:

E. Christopher Abruzzo
Township Secretary

Brenda L. Van Deursen
Recording Secretary