

**DERRY TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**October 4, 2011**

**CALL TO ORDER**

The Tuesday, October 4, 2011 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 Wehler.

**ROLL CALL**

Commission Members Present: Ned Wehler, Chairman; Matthew Tunnell, Vice Chairman; Peter Gleason, Member; Joyce St. John, Member

Commission Members Absent: Silvan Lutkewitte, Secretary

Also Present: Charles Emerick, Assistant Director of Community Development; Matt Bonnano, HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission; Jenelle Stumpf, Community Development Secretary; Tracy Telesha, Stenographer

Public Registering Attendance: Joe Burget, Burget & Assoc.; Meeta Patel, Red Carpet Inn; Sandy Ballard, 650 Cocoa Avenue

**APPROVAL OF MINUTES**

On a motion by Member St. John and seconded by Vice Chairman Tunnell, the Planning Commission approved the minutes of September 6, 2011.

**OLD BUSINESS**

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

Mr. Emerick reported that the Board of Supervisors conditionally approved Plat #1203.

**B. Review and recommendation of the Preliminary/Final Land Development Plan for Jay Maruti, Inc. for Proposed Hotel, Plat # 1196 – revised due to driveway change (located at 204, 208, 210 Hockersville Road)**

Mr. Emerick reported that in October, 2010, the Board of Supervisors conditionally approved Plat #1196, which called for the demolition and rebuilding of a hotel. In the interim, Hockersville Road had a paving overlay which affected the sight distances for the proposed driveway into the hotel complex. Since the prior plan was never recorded,

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this plan represents a revision of the previously-approved Plat #1196. Because the revisions of this plan included the relocation of the driveway onto lands of C.H.H. Associates, LP, they have now become party to the plan. Since additional waivers are needed for platting of the lands of C.H.H. Associates, LP, and due to the substantial change in the location of the access drive, Mr. Emerick felt it necessary to have the Planning Commission and Board of Supervisors review and re-approve the plan prior to recording.

The property is presently comprised of three tracts of land represented by two deeds; the applicant is proposing to join all the parcels together to create a single lot of 28,378 square feet. The property is presently improved with a former single family dwelling now used as a duplex and the existing Red Carpet Inn. The applicant is proposing the removal of the dwelling and existing hotel to create a new hotel with associated parking on the combined properties. The former hotel contained 30 rooms, while the proposed hotel will contain 37 rooms.

Eight waivers were granted in the prior processing of the plan. Staff has suggested additional waivers from the Subdivision and Land Development regulations as follows:

- A. From Sections 185-12.D.(3).(a) and 185-13.E.(4).(a) regarding depiction of land holdings of C.H.H. Associates, LP

Mr. Emerick also stated that the term "revised" should be removed from the plan.

Matt Bonanno, HRG, reviewed his report and highlighted several areas regarding Subdivision and Land Development and Highway Occupancy Permit Plans. Representative for the applicant Joe Burget stated that they will comply.

Diane Krug, Dauphin County Planning Commission, questioned if the Zoning Hearing Board-approved variances were still in effect. Mr. Emerick replied that they are.

Chairman Wehler questioned if the proposed revision will lessen the slope of the proposed driveway. Mr. Emerick confirmed that it will lessen and improve the original driveway slope.

Chairman Wehler asked what the plans were for installing sidewalks along the property. Mr. Burget replied that the current set of stairs from the CVS property will be removed and sidewalks will be installed.

**MOTION**

On a motion made by Vice Chairman Tunnell, seconded by Member Gleason, and a unanimous vote, the Planning Commission recommended that waiver A be granted.

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On a motion made by Vice Chairman Tunnell, seconded by Member St. John, and a unanimous vote, the Planning Commission recommended re-approval of Plat # 1196, subject to the outstanding comments of staff and HRG being satisfactorily addressed.

**NEW BUSINESS**

None.

**OTHER BUSINESS**

Member Gleason commended the Planning Commission and the Board of Supervisors for their leadership in improvements made to the Alicia Lane intersection.

**ADJOURNMENT**

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

Respectfully submitted,

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Silvan Lutkewitte  
Secretary

Submitted by:

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Tracy Telesha  
Stenographer