

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 13, 2011**

CALL TO ORDER

The Tuesday, December 13, 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; Silvan Lutkewitte, Secretary; Peter Gleason, Member

Commission Members Absent: Joyce St. John, Member

Also Present: Charles Emerick, Acting 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: Jeff Edleman, Hershey Food Bank; Craig Fasnacht, Hershey Food Bank; Neil Bergloff, Hershey Food Bank; Odette Bergloff, Hershey Food Bank; Sandy Ballard, 650 Cocoa Avenue; Ira Shoop, Hershey Food Bank

APPROVAL OF MINUTES

On a motion by Member Gleason and seconded by Vice Chairman Tunnell, the Planning Commission approved the minutes of October 4, 2011, with Secretary Lutkewitte abstaining.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Central PA Equities 13, LLC, Plat #1207**
- B. Report of the Board of Supervisors' action regarding Conditional Use Request No. 2011-01 as filed by Southside Community Partners, LP, and Sheetz, Inc.**
- C. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Jay Maruti, Inc. for Proposed Hotel, Plat #1196**

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 13, 2011**

- D. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for James M. and Barbara Lee Lehman/Richard and Darcy Dougherty, Plat #1206**
- E. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for U-GRO Learning Centre, Plat #1208**
- F. Report of the Board of Supervisors' action regarding Zoning Petition No. 2011-01 to amend the Zoning Map and the request to amend the Comprehensive Plan as filed by LIT Palmyra, LP**

Mr. Emerick reported that the Board of Supervisors approved the above Plats, Conditional Use Request and Zoning Petition.

NEW BUSINESS

- A. Review and recommendation of the Preliminary/Final Land Development Plan for Hershey Community Food Bank, Plat # 1210**

This property, located on the south side of East Derry Road and on the west side of Trinidad Avenue, is comprised of two tracts. The applicant is proposing to join the tracts together to create a single lot containing 35,878 square feet. The lot is in the Village Residential zoning district; however, it is bordered by the Industrial zoning district to the east. The applicant is proposing to construct a food bank and community outreach facility of approximately 3,300 square feet.

Previously the applicant appeared before the Zoning Hearing Board requesting relief in regards to use, parking spaces, minimum vegetative coverage, and maximum impervious coverage. The Zoning Hearing Board, feeling this property's intended use served as a good buffer between the Industrial area (The Hershey Company) and adjacent residential properties, granted the relief.

Waivers are sought from the Subdivision and Land Development regulations as follows:

- A. Sections 185-22.D and 185-22.E.(5) regarding widening and curbing along existing streets.

Mr. Emerick stated that the anticipated traffic to the facility would not necessitate improvements to the street system.

- B. Section 185-34.A.(1) regarding sidewalks along existing abutting streets.

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 13, 2011

Mr. Emerick stated that the anticipated foot traffic to the facility would not necessitate improvements to the sidewalk system.

- C. Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding storm sewer plans and profiles for existing facilities.
- D. Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding sanitary sewer plans and profiles for existing facilities.
- E. Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding plans and profiles for existing gas and water mains.

Representative for the applicant, Architect Randy Wright stated that the Food Bank would serve 40-50 Derry Township residents and would be open once a week for clients to pick up food at a scheduled time.

Mr. Wright further clarified that water and sewer laterals exist off of East Derry Road; however they are currently not in use and their condition is not known. The storm water profiles will be provided and sight distances will be adequate. PA American Water is in agreement to service the proposed facility and the Dauphin County Conservation District has approved the proposed land disturbance.

Mr. Wright explained that an infiltration bed will be built beneath the parking lot to manage storm water runoff.

Jeff Edleman stated that currently no clients walk to the facility due to the large amount of parcels of food that are received. For those clients who do not have a vehicle, private transportation is arranged or the public bus could be used, as a stop is a few blocks away from the proposed facility.

Chairman Wehler questioned how the 11% driveway slope would be managed during inclement winter weather. Mr. Wright stated that the driveway is south facing and special attention will be taken while bad weather is occurring to keep the driveway clear.

Public Comment

Sandy Ballard thanked the food bank for their service. Ms. Ballard is concerned about sidewalk waivers and believes the Township should seriously consider sidewalk installation now while projects are in development rather than attempting to have it installed after the fact.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 13, 2011**

MOTION

On a motion made by Secretary Lutkewitte, seconded by Member Gleason, and a unanimous vote, the Planning Commission recommended approval of waivers A through E.

On a motion made by Secretary Lutkewitte, seconded by Member Gleason, and a unanimous vote, the Planning Commission recommended approval of Plat # 1210, subject to the outstanding comments of staff, HRG, and DTMA being satisfactorily addressed.

B. Review and recommendation of the Preliminary/Final Subdivision/Land Development Plan for 777 Middletown Road, Plat # 1211

This plat was withdrawn by the applicant.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion by Vice Chairman Tunnell, seconded by Member Gleason, and a unanimous vote, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Silvan Lutkewitte
Secretary

Submitted by:

Tracy Telesha
Stenographer