

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 5, 2011

CALL TO ORDER

The Tuesday, April 5, 2011 Derry Township Planning Commission meeting was called to order at 6:05 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Chairman Ned Wehler.

ROLL CALL

Commission Members Present: Ned Wehler, Chairman; Matt Tunnell, Vice Chairman; Sil Lutkewitte, Secretary

Commission Member Absent: Member Pete Gleason

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

Public Registering Attendance: Jon Sheppard, Sheppard & Son Builders; Jim Cieri, Act One Consultants; Brian T. Evans, Evans Engineering, Inc.; Bill Landis, Sand Hill Road

APPROVAL OF MINUTES

On a motion by Secretary Lutkewitte, seconded by Vice Chairman Tunnell, the Planning Commission unanimously approved the minutes of December 14, 2010, as presented.

REORGANIZATION

On a motion by Vice Chairman Tunnell and second by Secretary Lutkewitte, the Planning Commission voted unanimously to keep the same officers from 2010, which are as follows:

Chairman – Ned Wehler
Vice Chairman – Matt Tunnell
Secretary – Sil Lutkewitte

Chairman Wehler noted that a letter was received from Member Dave Thomas, announcing his resignation from the Planning Commission effective April 1, 2011. The Commission has 4 members for the time being, pending an appointment by the Board of Supervisors.

Chairman Wehler suggested the Commission defer action on the nomination of a member to serve on the Design Review Board until a new fifth member is appointed. He is anticipating that the appointment will be made before the June Planning Commission meeting. Vice Chairman Tunnell and Secretary Lutkewitte agreed with his suggestion.

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OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding adoption of Ordinance No. 601 amending Chapter 174 (Stormwater Management) by repealing the existing chapter and replacing it in its entirety; adoption of Ordinance No. 602, amending Chapter 185 (Subdivision and Land Development) by removing references to stormwater management design requirements; adoption of Ordinance No. 603, amending Chapter 225 (Zoning) by modifying requirements for conformance with Ordinance No. 601; and adoption of Resolution No. 1277, establishing a fee schedule for activities relating to Chapter 174**

Mr. Small reported that the ordinances and resolution were adopted by the Board of Supervisors at their December 21, 2010 meeting. Chairman Wehler asked if Ordinance No. 601 was adopted precisely as it was presented and reviewed by the Planning Commission. Mr. Small answered that it was.

- B. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for The Goddard School, Plat #1202.**

Mr. Small reported that the Board approved the plan at their December 21, 2010 meeting. Traffic issues were a concern that was discussed in conjunction with this plan. There was an action by the Board of Supervisors to secure land for a link between Jo Ann Avenue and Locust Lane, which would enable drivers to access the traffic signal more easily than driving more than a mile within developments to get from one intersection to the other. Mr. Small stated that The Goddard School offered a \$5,000 contribution to the Township for use in traffic mitigation issues anywhere in the general vicinity of their project.

NEW BUSINESS

- A. Review and recommendation of the Preliminary/Final Subdivision Plan for Woodland Hills, Plat #1203**

Mr. Small stated that this is the third submission of the plan, and it was also preceded by a sketch plan that was reviewed by the Commission on September 7, 2010 and by the Board of Supervisors on September 28, 2010. The plan proposes the creation of five new lots, using the lot area exception criteria of Section 225-163 of the Zoning regulations. The procedure allows that lots in the Agricultural/Conservation zoning district, whose description has not been altered since December 23, 1978, may be subdivided to lot sizes less than the 5-acre requirement of the Agricultural/Conservation district. The minimum lot area must be at least 25,000 square feet if served by public water and sewer, and at least 40,000 square feet if existing slopes of 8% or more cover over 50% of the lot area. All of the lots in this plan are required to be 40,000 square feet due to slope.

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The design includes short extensions of two existing Township streets, Woodland Avenue and Hillside Road, each of which will terminate in a cul-de-sac of conforming dimensions, but not conforming slopes. The Subdivision and Land Development regulations allow short extensions of existing streets with substandard cartway or right-of-way widths, provided the Board of Supervisors determines that such extensions are reasonable and necessary for the orderly and efficient completion of the street.

The design also includes the loss of some area from what will become Lot 2, due to encroachments which are temporarily labeled "to be removed." The future placement of a new lot line will isolate the improvements from Lot 2, and the developer intends to conform to zoning requirements by way of the new lot line. The owner of the adjoining land and the developer reached an agreement regarding the transfer of certain area too late to be graphically shown on the plan.

Early reviews have also led to issues with certain Zoning regulations. A zoning hearing was scheduled for March 16, 2011. A decision will not be executed until April 20, 2011, at the earliest. The relief involves insufficient lot depth and width on Lots 3 and 5.

Because of the size of the plan, the developer proposes to pay a fee-in-lieu of dedication of park, recreation, and open space area to the Township. It is proposed to extend public sewer and water service for all of the lots.

Waivers have been requested from the Subdivision and Land Development regulations as follows:

- a. From Section 185-12 regarding preliminary plan submission. Staff recommended granting the waiver if it is referring to a separate preliminary plan submission in favor of a preliminary/final combination. Staff recommended denying the waiver if it is referring to the showing of information from the list of design requirements for preliminary plans.
- b. From Section 185-22.C.(3) regarding the limit of not more than 20% of lots on a cul-de-sac. The request is for 100% of the lots. Staff recommended that the waiver be granted.
- c. From Section 185-22.D, Table 185-22 regarding street paving in the cul-de-sac of 45' wide. Mr. Small commented that both proposed cul-de-sacs have 45' radius cartways and 55' radius rights-of-way. The justification of the waiver request was unclear. Mr. Small thinks the waiver may not be necessary, if the Board of Supervisors agree that the short extension and substandard widths, paving, and rights-of-way are warranted in this case.

Chairman Wehler asked if there will be a transition between the existing cartway and right-of-way and that of the extension, or whether it will be an abrupt change. Mr. Small responded

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that the cartway changes do not follow the right-of-way changes. The existing right-of-way widths are nonconforming. The proposed right-of-way widths are still substandard, but they improve on an existing condition.

Mr. Small used the plan exhibit to point out the restrictions in lot depth and width that necessitated relief. Jon Sheppard, the developer, stated that no matter how the cul-de-sacs were configured, relief would still have been necessary.

- d. From Section 185-33.C regarding lighting along public streets. The developer proposes to install pedestal lights at the end of the new lots' driveways. Staff recommended that the waiver be denied due to lack of information provided.
- e. From Section 185-44 regarding the dedication of park lands. Staff recommended that the waiver be granted.
- f. From Section 185-13.E.(3) regarding plan scale requirement. Staff recommended that the waiver be granted.
- g. From Section 185-22.G.(5) regarding maximum grade of 2% required for cul-de-sacs. Justification for the waiver is that due to existing street grades and site topography, grades up to 10% are necessary to construct the cul-de-sacs. Mr. Small stated that the slope that exceeds regulations creates a dangerous condition when surfaces are frozen, and he recommended that the waiver request be denied.

Based on items noted in his review, Mr. Small commented that additional waivers may be necessary to be requested regarding plans and profiles of gas systems, cul-de-sac driveway locations, and lot lines being radial to the cul-de-sac.

Chairman Wehler inquired about Mr. Small's review comment regarding parking prohibition in Note 14 on the plan. Mr. Small responded that his intention was to convey that a traffic study should be provided for stop signs and other regulatory signs. This study would substantiate the conclusion as to whether parking should be prohibited on public right-of-way areas.

Chairman Wehler asked Jon Sheppard, the developer, to address staff's review comments. Mr. Sheppard stated that he has lived on Clark Road for 37 years and is familiar with his neighbors and the stormwater problems involved with this land. His intention is to solve as many issues as possible with this development. The slope of the Woodland Avenue cul-de-sac will be changed so that the stormwater runs across in a sheet flow manner, connects to an inlet, and flows into a stormwater facility.

Mr. Sheppard commented that after talking to Mr. Small and Matt Bonanno of HRG, he would like to work with staff to relocate or add an inlet. Of the areas being disturbed with this plan, all of the stormwater is being controlled so that one-third of the site is having stormwater

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either stored or infiltrated back into the ground. Each of the proposed lots will have trenches for collecting stormwater from the impervious areas of the lots. Mr. Sheppard stated that the area of land being sold to adjacent owner Ty Kreamer (whose property improvements currently encroach on Mr. Sheppard's property) is small enough that it will not affect stormwater calculations.

Mr. Sheppard withdrew the waiver request from Section 185-22.D, Table 185-22, because it is not necessary. Regarding the waiver request from Section 185-33.C, lighting along public streets, Mr. Sheppard explained that the nearby property owners do not want street lights because they would interrupt the "wooded feel" of the neighborhood, as there currently are no street lights on Woodland Avenue or Hillside Road. Instead, monument lights are proposed at the end of each driveway which would be maintained by the lot owners. Secretary Lutkewitte asked if the monument lights are going to be significant enough for emergency vehicles to know where to go. Mr. Sheppard responded that it is his intention to not create an over-illuminated driveway entrance, but the driveway location will still be obvious.

Chairman Wehler asked how many light standards would be required if PPL lights were provided. Mr. Sheppard answered that he does not know, he is not familiar with big developments with lots of street lights. Mr. Small asked if the house numbers will be illuminated. Mr. Sheppard said yes, and that the mailboxes will probably be separate from the monuments because of the monuments' distance from the street due to plowing.

Mr. Sheppard asked for conditional approval of the waiver request from Section 185-22.G.(5) regarding maximum cul-de-sac grade. If conditional approval was granted by the Planning Commission, Mr. Sheppard and his engineer could then work with Mr. Small, HRG, and Public Works directly to find a way to change the slope so that it effectively controls water by either adding or relocating an inlet. Chairman Wehler stated that he is not comfortable with a conditional approval of the waiver, and Secretary Lutkewitte concurred. Mr. Sheppard asked if they would be permitted to continue working toward obtaining approvals of the other waivers from the Board of Supervisors so that the entire process did not have to come to a stop. Chairman Wehler stated that the Commission is willing to consider the waiver requests, but he is not sure they are ready to make a recommendation for plan approval at this meeting. Mr. Small commented that there is not much advantage in seeking approval of the other waivers from the Supervisors if the approval will not result in a change to the plan design.

Mr. Sheppard requested the following waivers from the Subdivision and Land Development regulations, based on Mr. Small's review comments:

- a. From Section 185-12.D.(3).(a).[23] regarding plans and profiles of gas systems.
- b. From Section 185-12.D.(3).(a).[31] and Appendix C regarding minimum sight distances for driveway locations.

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- c. From Section 185-30.F regarding lot lines being radial to the cul-de-sac.

Matt Bonanno, HRG, reported that he does not believe his review comments will change any waiver requests, but they could change minor dimensions of some stormwater facilities.

Diane Krug, Dauphin County Planning Commission, stated that most of her comments have already been covered, except the location of fire hydrants and the availability of adequate fire flow.

Jim Cieri, Act One Consultants, stated that they have a letter from PA American Water which says that service can be provided. It is unknown at this point what the static and residual pressures are because the Water Company will not conduct that testing until the plans are approved. Mr. Small noted that the Township has not yet received this letter.

In response to an inquiry from Chairman Wehler, Mr. Cieri stated that they can address the review comments that have been noted.

No public comment was received.

MOTION ON WAIVERS

A motion was made by Vice Chairman Tunnell and seconded by Secretary Lutkewitte that the Planning Commission recommend the following requested waivers be granted:

- a. From Section 185-12.
- b. From Section 185-22.C.(3).
- c. From Section 185-33.C.
- d. From Section 185-44.
- e. From Section 185-13.E.(3).
- f. From Section 185-12.D.(3).(a).[23].
- g. From Section 185-12.D.(3).(a).[31].
- h. From Section 185-30.F.

Discussion

Chairman Wehler commented that regarding the street lighting waiver, he does not believe the justification provided at the meeting is strong enough. What Mr. Sheppard said about the neighbors not wanting street lights is hearsay, and Chairman Wehler thinks the lack of such lighting is a public safety issue. He is reluctant to recommend that this waiver be granted, and he asked what the precedent is for a street lighting transition such as this. Mr. Small responded that he cannot think of another similar situation in the Township.

Mr. Sheppard's opinion is that the proposed monument lighting will be clearly visible to emergency vehicles. He does not think street lighting would be necessary.

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The motion passed unanimously.

MOTION ON PLAT #1203

Chairman Wehler asked the applicant to grant a continuance regarding the Planning Commission taking action on the plan. Mr. Sheppard agreed to the continuance so that the concerns of the Township and HRG can be addressed.

Chairman Wehler commented that the Commission has not fully discussed stormwater issues, partly because the stormwater plan has not been finalized. When the applicant returns with the revised plan, there will be more discussion regarding stormwater.

On a motion by Secretary Lutkewitte, seconded by Vice Chairman Tunnell, and a unanimous vote, the Planning Commission continued consideration of Plat #1203 until the June meeting.

B. Review and recommendation of the Preliminary/Final Subdivision/Land Development Plan for 515 East Chocolate Avenue, Plat #1204

The plan is submitted in full to supersede entirely the Final Subdivision/Land Development Plan for 515, 555, 565 East Chocolate Avenue, Plat #1179, which was approved but not recorded. It is not labeled as a revised plan. It has been presented as a replacement plan at the Zoning Hearing Board with some changes in the fact situation. The floor area ratio has gone up to 0.85 and the property is now a 4-tract consolidation. Some issues are carried over; namely the layout, except for the parking design on the 2 easternmost tracts, and the stormwater design. Also intended to be unchanged are the DEP planning module exemption, PennDOT HOP and NPDES approvals, PA American fire flow information, DTMA approval, and previously-approved waivers.

This plan proposes a 120-room hotel on the 4 westernmost tracts of the 6 contiguous tracts of land. These 4 are now vacant of improvements. The remaining 2 tracts contain an office building addressed as 555 East Chocolate Avenue and a vacant tract addressed as 565 East Chocolate Avenue. The latter was the subject of an approved and recorded plan for another office building. The area under development is reduced from 4.05 acres to 2.65 acres. The hotel's floor area ratio changes from 0.59 to 0.85. Impervious cover is higher than on Plat #1179; however, it is less than the current conditions. Finally, there was an agreement reached that created a \$27,540 contribution for stormwater upgrades along and beneath Chocolate Avenue. It will be carried into this plan approval to the Board of Supervisors.

The following waivers from the Subdivision and Land Development regulations have previously been approved under Plat #1179, carried over from the preliminary plan, Plat #1170. Staff asked for the Planning Commission's recommendation on them in conjunction with Plat #1204, since it is not a revision of Plat #1179.

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- a. From Section 185-12.D.(3).(a).[23] regarding profiles of existing and proposed gas and water systems.
- b. From Section 185-34.A.(1) regarding the location of proposed sidewalks.

Secretary Lutkewitte wanted to ensure that the reduction of floor area ratio will not negatively affect stormwater for the approval of Plat #1204. Jack Raudenbush, the plan's engineer, responded that the stormwater will not change in any way as a result of the floor area ratio modification.

Secretary Lutkewitte asked Mr. Raudenbush if he had seen the Dauphin County Planning Commission's review comment regarding fire hydrants. Mr. Raudenbush answered he had, and that there is a hydrant in front of 555 East Chocolate Avenue but he will have to check where other hydrants exist in the area.

Chairman Wehler asked if the hotel footprint is the same as was depicted previously. Mr. Raudenbush responded that it is exactly the same.

MOTION ON WAIVERS

On a motion by Secretary Lutkewitte, seconded by Vice Chairman Tunnell, and a unanimous vote, the Planning Commission recommended that the following waivers be granted:

- a. From Section 185-12.D.(3).(a).[23] regarding profiles of existing and proposed gas and water systems.
- b. From Section 185-34.A.(1) regarding the location of proposed sidewalks so that where new sidewalk installations are necessary and will connect with existing sidewalks at each end, they may gradually transition from any connection with existing nonconforming sidewalk to a conforming location over the entire run of the new installation.

MOTION ON PLAN

On a motion by Secretary Lutkewitte, seconded by Vice Chairman Tunnell, and a unanimous vote, the Planning Commission recommended approval of Plat #1204, subject to the outstanding comments of staff, HRG, and the Dauphin County Planning Commission being satisfactorily addressed.

- C. Review and recommendation of the Revised Preliminary/Final Subdivision/Land Development Plan for the West Hershey Facility Plant Expansion, Plat #1205; and Stormwater Management Site Plan and Report**

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Mr. Small reported that this is a revised plan to update the plan first submitted as the Preliminary/Final Subdivision and Land Development Plan for the West Hershey Facility Plant Expansion, Plat #1199, which was approved on September 28, 2010. The new plan is submitted as a revision that accomplishes a plant expansion of 261,390 square feet and other modifications. Of the 37 modifications proposed, there are building additions totaling 18,640 square feet. There are also impervious additions of 13,130 square feet which are not rooftops but are contributors to water runoff such as docks or concrete pads.

The additional impervious areas due to building and other surface level expansions caused the need for modifications to the stormwater plan. Counter-measures to the effects of the modifications have been addressed by a number of altered features. Some stormwater flow has been redirected to the south that was formerly piped to the north side, with Basin D on the south side modified to become an infiltration basin. Also, the driveway paving width has been reduced. Under the new Chapter 174 regulations, the stormwater management plan must be resubmitted and reviewed for any facilities that have new impervious cover, or which have altered the stormwater control or changed the drainage patterns.

The plan is a revision because it is intended that, except for the modifications listed, all the other design details remain in full force and effect. The plan set is complete rather than being an abbreviated version having only the sheets that have been modified. It is believed that this is more efficient than working with two large plan sets. The status as a revision is also due to the fact that the plan being revised is a recorded plan.

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

- a. From Sections 185-12.D.(2) and 185-13.E.(3) – Plan scale. Staff recommended the waivers be granted.
- b. From Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] – Metes and bounds of street rights-of-way, centerlines, and easements. Staff recommended the waivers be granted, provided that the sources of information by plats and titles where the information could be found is given as plan notes as an alternative to the showing of descriptions bearing metes and bounds. Further, there should be a reference to an abutting plan, Plat #1184 (which created Lot 6), and a correction of the zoning district for that lot to Industrial.
- c. From Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] – Stormwater plan and profiles. Staff recommended the waivers be granted if it is referenced to the sources of information that are deferred from this plan.
- d. From Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] – Sanitary plan and profiles. Staff recommended the waivers be granted if it is referenced to the places where the information can be found.

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- e. From Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] – Utility plan and profiles. Staff recommended the waivers be granted if it is referenced to the places where the information can be found.
- f. From Section 185-22.E.(5) – Curbing. Staff recommended the waiver be granted.
- g. From Section 185-34 – Sidewalks, walkways, and bicycle paths. Staff recommended the waiver be granted.
- h. From Section 185-42 to reduce the traffic study horizon year from 10 years to 5 years to match that of PennDOT. Staff recommended the waiver be granted.

Secretary Lutkewitte asked if the standard curb and sidewalk agreement was being recommended in conjunction with the relevant waiver requests. Mr. Small responded that he is not making that recommendation, but it is open to discussion. He believes the reason it was not required in conjunction with the approval of Plat #1199 was because this is not a pedestrian-friendly area and also, it is a very large tract.

Chairman Wehler asked the applicant to explain the changes to the impervious cover and stormwater, and what was done to accommodate those changes with regard to stormwater. Brian Evans, engineer for the plan, stated that the civil design of the plan was done far in advance of the architectural design. It was discovered that numerous minor changes were necessary, but in order to keep the project moving The Hershey Company opted to record Plat #1199 and then file a revised plan to depict the modifications. Final approval from PennDOT was received after approval of Plat #1199, so this revised plan also incorporates the changes stipulated by PennDOT. Mr. Evans pointed out the addition, dock, and trash enclosure locations on the plan exhibit. Impervious cover was affected because access needed to be provided to the docks. Also, a truck turnaround area was added since the Plat #1199 approval. To counter-balance these modifications, 6 feet was taken off a portion of the width of the service driveway. Some stormwater flow has been redirected to the south that was formerly piped to the north side, with Basin D on the south side modified to become an infiltration basin.

Secretary Lutkewitte asked if the driveway could still accommodate emergency vehicles with the 6' reduction in width. Mr. Evans responded that it will not be a problem, plus there is a still a second means of access to the site.

Chairman Wehler asked where the basin runoff goes. Mr. Evans stated that it comes down through a pipe into the swale. As part of Plat #1199 and this plan, improvements will be made by way of a series of drainage pipes so that the ponding issue on the property next to Old West Chocolate Avenue will no longer occur. The water will get redirected to Hersheypark Drive. Chairman Wehler commented that there is a stormwater problem at the farm lane entrance in conjunction with the rehabilitation hospital. Mr. Evans stated that the

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developer of the hospital property installed a new pipe underneath Hersheypark Drive in front of Old West Chocolate Avenue and built a large forebay, which the West Hershey project will tie into.

Mr. Evans stated that they have no issues with the review comments.

Chairman Wehler asked if this plan affects the right-of-way on North Hockersville Road. Mr. Evans responded that the prior deed of dedication was not recorded and corrections were made as noted by HRG. It does not substantially change the right-of-way, but there were some mathematical corrections that were necessary.

In response to a question from Chairman Wehler, Mr. Evans explained that one of DTMA's review comments was the result of the plan scale being too small for them to read the details. He will provide them with a larger scale plan and make sure that the issue is resolved.

Chairman Wehler asked if, due to increased wastewater, the air quality at the pre-treatment plan will become an issue. Mr. Evans stated that there will be a net reduction of about 13,000 gallons of wastewater per day.

MOTION ON WAIVERS

On a motion by Vice Chairman Tunnell, seconded by Secretary Lutkewitte, and a unanimous vote, the Planning Commission recommended that waivers 'a' through 'h' be granted.

MOTION ON PLAN

On a motion by Vice Chairman Tunnell, seconded by Secretary Lutkewitte, and a unanimous vote, the Planning Commission recommended approval of Plat #1205, subject to the outstanding comments of staff, HRG, DTMA, and the Dauphin County Planning Commission being satisfactorily addressed.

D. Review and recommendation of proposed Ordinance No. 605, which would amend Chapter 225 (Zoning) of the Code of the Township of Derry regarding the establishment of zoning permits

Mr. Small reported that historically Derry Township has relied upon building permits, with zoning being a secondary review to the building permit review. The fact that certain projects do not require a building permit means that homeowners are on their honor to comply with zoning regulations, and with the adoption of the Uniform Construction Code (UCC), the projects that do not require a building permit are becoming more numerous. Some examples are accessory buildings consisting of up to 1,000 square feet on single family dwelling lots, patios, decks that are less than 36" in height, and fences. Many times the Township has to play "catch up" because of issues that arise from structures that are built but do not comply with zoning regulations.

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From an inventory point of view, the new Chapter 174 regulations require a stormwater best management practices plan to be filed if a property is over a certain percentage of impervious cover but under the UCC, no building permit is required and therefore it is hard for the Township to track these small projects. Additionally, the Township is in the process of updating their floodplain regulations under a FEMA mandate and as a result of the new floodplain regulations, the Township is required to keep an inventory of all improvements which happen on a lot. Zoning permits would help in closing some of these gaps. Finally, there will be a revenue benefit because fees will be collected in conjunction with the review and issuance of zoning permits. This would help to balance out the loss of revenue due to the number of exemptions from building permits under the UCC for one- and two-family dwellings.

Secretary Lutkewitte asked if there is an idea of what the net fiscal impact will be. Mr. Small said research would have to be done to determine this. In response to another question from Secretary Lutkewitte, Mr. Small stated that the permit revenue collected goes into the Township's general fund.

Chairman Wehler asked what triggers the need for a zoning permit. Is it new impervious surface? Mr. Small answered it is the alteration or improvement of an existing structure where such improvement increases the amount of space which the structure encloses. He added that there is a specific list under Section 13 of the proposed ordinance.

Vice Chairman Tunnell asked how the public will be informed of the need to obtain a zoning permit. Mr. Small responded that information will be provided on the Township website and in the newsletter.

Chairman Wehler asked what the basis was for the \$500 figure in terms of when a permit would be required. Mr. Small stated that the figure was based on not being overly-inclusive with things like architectural features. It is similar to what neighboring municipalities are using.

Secretary Lutkewitte commented about the role of a homeowners association in this type of activity. He believes it would be a good idea for the Township to notify homeowners associations directly about the new ordinance.

Chairman Wehler inquired if the burden of compliance is solely on the property owner, or if there is liability on the part of the contractor too. Mr. Small responded that it would be on the property owner. Chairman Wehler thinks educating the public about this new requirement will be an issue.

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MOTION

On a motion by Vice Chairman Tunnell, seconded by Secretary Lutkewitte, and a unanimous vote, the Planning Commission recommended that Ordinance No. 605 be adopted.

OTHER BUSINESS

Mr. Small informed the Commission that he received an e-mail from the Dauphin County Planning Commission that there are spring outreach meetings coming up at three locations, the closest being the Hummelstown Borough office. He stated that he has a copy of the agenda if anyone is interested in attending.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Silvan Lutkewitte
Secretary

Submitted by:

Jenelle E. Stumpf
Community Development Secretary