

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
May 3, 2011

CALL TO ORDER

The Tuesday, May 3, 2011 Derry Township Planning Commission meeting was called to order at 6:05 p.m. in 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: Edward Small, Director of Community Development; Matt Bonanno, HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission; Jenelle Stumpf, Community Development Secretary; Tracy Telesha, Stenographer

Public Registering Attendance: Ron Lucas, Stevens & Lee; Gary Frederick, LIT-Palmyra; Keith Heigel, LHAI; Sandy Ballard, 650 Cocoa Avenue

APPROVAL OF MINUTES

On a motion by Vice Chairman Tunnell and seconded by Chairman Wehler, the Planning Commission approved the minutes of April 5, 2011.

NOMINATION OF MEMBER TO SERVE ON DESIGN REVIEW BOARD

On a motion by Member Gleason, seconded by Vice Chairman Tunnell, the Planning Commission nominated Joyce St. John to serve on the Design Review Board.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding Ordinance No. 605 amending Chapter 225 (Zoning) to establish zoning permits**

Mr. Small reported that the Board of Supervisors adopted Ordinance No. 605.

NEW BUSINESS

- A. Review and recommendation of the request to amend the Comprehensive Plan and Petition No. 2011-01 to amend the Zoning regulations by amending the Zoning map as filed by LIT Palmyra, LP**

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Mr. Small reported that this property is located along the east side of North Lingle Avenue and is bounded by Lingle Avenue, Norfolk Southern railroad, the Lebanon County boundary and a survey line south and parallel to the entrance driveway. The property contains 19.98 acres and falls within three municipalities: Derry Township, North Londonderry Township and Palmyra Borough. The property contains two warehouses, one in each of the Lebanon County municipalities; the current Derry Township improvements include an access driveway and signage.

The subject area is currently zoned Agricultural/Conservation; the applicant is proposing to change the zoning to Industrial. In 1999 under Ordinance No. 461, a large area on the north side of the railroad was rezoned to Industrial and is now the site of The Hershey Company Eastern Distribution Center III.

The applicant is proposing to construct a new industrial building on the site, of which 2/3 to 3/4 of the building will be within Derry Township. Location of the proposed building will allow accessibility of the existing railroad siding.

Member St. John stated that the change seems logical since abutting lands are already zoned Industrial.

Chairman Wehler questioned which parties received notification of the hearing. Mr. Small stated that because of the applicant's request to amend the Comprehensive Plan, the Pennsylvania Municipalities Planning Code requires the Township to solicit comments from the county planning agency, all contiguous municipalities, and the school district 45 days prior to the Board of Supervisors' public hearing on the matter. The Zoning Ordinance requires the Township to notify all abutting property owners of the requested zoning change 7 days prior to the Board of Supervisors' public hearing on the matter. Chairman Wehler was concerned that abutting owners do not have the opportunity to voice their opinions at this point and was hesitant to make a recommendation without public input.

Chairman Wehler questioned if a landscape buffer is part of the plan. Representative for the applicant, Keith Heigel, stated that they will comply with zoning requirements for a buffer.

Chairman Wehler asked what the plans are for impervious cover and storm water runoff. Mr. Heigel stated the existing former quarries on site would be used to collect the runoff and impervious cover requirements would be met.

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PUBLIC COMMENT

Sandy Ballard stated that she has concerns about truck traffic at the intersection of Lingle Avenue and Route 422. Mr. Heigel stated that the applicant is willing to restrict truck traffic from going south on Lingle Avenue.

MOTION

On a motion made by Vice Chairman Tunnell, seconded by Member Gleason, and a unanimous vote, the Planning Commission recommended to the Board of Supervisors that the requested zoning change from Agricultural/Conservation to Industrial and the request to amend the Comprehensive Plan Future Land Use Plan to Heavy Industry be implemented. The Commission also recommended that Township staff reasonably expand the area of nearby residents to be notified beyond only abutting property owners.

OTHER BUSINESS

None

ADJOURNMENT

On a motion by Member Gleason, seconded by Vice Chairman Tunnell, and a unanimous vote, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Silvan Lutkewitte
Secretary

Submitted by:

Tracy Telesha
Stenographer