

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
July 5, 2011

CALL TO ORDER

The Tuesday, July 5, 2011 Derry Township Planning Commission meeting was called to order at 6:00 p.m. in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Chairman Wehler.

ROLL CALL

Commission Members Present: Ned Wehler, Chairman; Silvan Lutkewitte, Secretary; Peter Gleason, Member; Joyce St. John, Member

Commission Member Absent: Matthew Tunnell, Vice Chairman

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: Jeff Reitz, L-H Associates, Inc.; Adam Keiper, L-H Associates, Inc.; Justin Shelton, Springwood Hospitality; Craig Mellott, Traffic Planning & Design, Inc.; Bill Gladstone

APPROVAL OF MINUTES

On a motion by Member St. John, seconded by Member Gleason, and a unanimous vote, the Planning Commission approved the minutes of June 7, 2011.

OLD BUSINESS

None

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Subdivision Plan for James M. and Barbara Lee Lehman, Plat #1206

This subdivision plan depicts properties located on the east side of Church Road, approximately 700' north of the intersection of Nye Road and Church Road, partially in Conewago Township and partially in Derry Township. Mr. Emerick reported that Conewago Township granted an exemption from plan processing, with the condition that the solicitor approve the conveyance and consolidation deed. The rewritten deed

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will significantly change the plan submitted to Derry Township. Mr. Emerick suggested that the Planning Commission table taking action on Plat #1206 to allow the necessary revisions to be made.

MOTION

On a motion made by Secretary Lutkewitte, seconded by Member Gleason, and a unanimous vote, the Planning Commission tabled Plat #1206.

B. Review and recommendation of the Preliminary/Final Land Development Plan for Central PA Equities 13, LLC, Plat #1207

This plan proposes to construct a new Fairfield Inn & Suites on West Areba Avenue. The site is presently comprised of seven tracts of land. The applicant is proposing to join all but three of them together to create a single lot of 2.354 acres. The property is currently improved with the former Derry Township police and municipal buildings. The applicant is proposing to remove the existing buildings to construct a limited service hotel with 108 rooms.

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

- A. Section 185-22.D.(3) regarding street right-of-way and cartway widths.
- B. Section 185-22.E regarding curbs.
- C. Section 185-34.A regarding sidewalks.
- D. Sections 185-12.D.(3).(a).[21], 185-12.D.(3).(a).[22], 185-12.D.(3).(a).[23], 185-13.E.(4).(a).[19], 185-13.E.(4).(a).[20], and 185-13.E.(4).(a).[21] regarding storm water sewer, sanitary sewer, and water and gas plans and profiles.
- E. Section 174-13 regarding volume controls.

Matt Bonanno, HRG, reviewed his report and stated that he would like to see results of alternative suggestions since installation of a traffic light would most likely not be approved by PennDOT.

Jeff Reitz, Light-Heigel & Associates, requested an additional waiver from Section 185-24.A regarding providing a planting strip between the curb and the sidewalk as a result of one of HRG's comments. *(Identified as waiver 'F' for the purposes of these minutes.)*

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Secretary Lutkewitte questioned why the road surface would be lower than the sidewalk if Hockersville Road were widened. Mr. Emerick replied that the difference would be caused by the crowning of a re-designed, wider road.

Representative for the applicant Adam Keiper (Light-Heigel & Associates) stated that several methods, including installation of three rain gardens and curb cuts, would direct storm water runoff towards existing storm water sewer lines. Mr. Keiper added that the expected runoff would be the same or less than what occurs currently.

Chairman Wehler questioned if the applicant would be willing to take HRG's suggestions to tie the existing end wall into the existing storm manhole on Areba Avenue. Mr. Keiper replied that the applicant would indeed do so.

Craig Mellott, Traffic Planning & Design, stated that traffic from the previous use as the Township's municipal facilities was estimated to be slightly higher than the proposed hotel use.

Chairman Wehler questioned if the applicant would be willing to evaluate HRG's suggestions for the Areba Avenue/Hockersville Road intersection. Mr. Mellott replied that the applicant would indeed do so.

Member Gleason questioned the crash history of the intersection. Mr. Mellott replied that PennDOT reported an average of two reportable crashes per year at the intersection.

Chairman Wehler asked if the Township's fire and police departments had any comment of the proposed plan. Mr. Mellott replied that neither one had any comments and the parking area will accommodate the fire department's current equipment.

Secretary Lutkewitte asked why the number of parking spaces had increased from a previous proposal. Jeff Reitz replied that the parking lot had been reconfigured to allow 109 spaces, plus five handicapped accessible spaces.

Secretary Lutkewitte questioned whether the applicant had any plans for the former residences along Hockersville Road. Mr. Reitz replied that there are no plans at this time.

Chairman Wehler asked if there are any fire hydrants in the area and if the flow is adequate. Mr. Emerick stated that the Township received a letter from American Water stating the water hydrant flow will be acceptable in the area and that hydrants do exist.

Chairman Wehler stated that he would prefer to see comments from the police and fire departments submitted to the Board of Supervisors.

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MOTION

On a motion made by Member Gleason, seconded by Member St. John, and a unanimous vote, the Planning Commission recommended that waivers 'A' through 'F' be granted.

On a motion made by Member Gleason, seconded by Member St. John, and a unanimous vote, the Planning Commission recommended approval of Plat #1207, subject to the outstanding comments of staff, HRG, DTMA, and the Dauphin County Planning Commission being satisfactorily addressed.

OTHER BUSINESS

None

ADJOURNMENT

On a motion by Secretary Lutkewitte, seconded by Member Gleason, and a unanimous vote, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Silvan Lutkewitte
Secretary

Submitted by:

Tracy Telesha
Stenographer