

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
November 17, 2015**

CALL TO ORDER

The Tuesday, November 17, 2015 Derry Township Planning Commission meeting was called to order at 6:03 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Chairwoman Joyce St. John.

ROLL CALL

Commission Members Present: Joyce St. John, Chairwoman; Glenn Rowe, Secretary; Matt Tunnell; Ned Wehler

Commission Members Absent: Gregg Mangione, Vice Chairman

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

Public Registering Attendance: Joe Eisenhauer, Light-Heigel & Associates; Tyler Boland, 270 McCorkle Road, Hershey

APPROVAL OF MINUTES

On a motion made by Member Tunnell and seconded by Secretary Rowe, the Planning Commission unanimously approved the minutes of the October 6, 2015 meeting, as written.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding Ordinance No. 669 amending Chapter 185 (Subdivision and Land Development), Section 185-34 (Sidewalks, Walkways and Bicycle Paths) of the Code of the Township of Derry to make general revisions and to add a provision for a fee to be offered in lieu of sidewalk installation**

Chuck Emerick stated that the Board of Supervisors adopted the ordinance.

- B. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision and Land Development Plan for 515, 555, and 565 East Chocolate Avenue, Plat #1254**

Mr. Emerick stated that the Board of Supervisors conditionally approved the plan.

- C. Report of the Board of Supervisors' action regarding the Preliminary Subdivision and Land Development Plan for The Point, Plat #1255**

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Mr. Emerick stated that the Board of Supervisors conditionally approved the plan.

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Subdivision Plan for the Trimble Property, Plat #1261

Mr. Emerick stated that this plan represents 1.34 acres of land owned by Janice M. and Howard R. Trimble, located on the south side of McCorkel Road, in the area of the Jacobs Creek development. The tract is located in the Agricultural/Conservation zoning district. The applicant (Tyler Boland) proposes to subdivide the property into two lots, one containing an existing dwelling unit and the other as a new residential building lot. Since the subject property has been in the same configuration since October 13, 1960, it qualifies for the subdivision exemption in accordance with Section 225-163 of the Zoning Ordinance. This section allows a reduction in the minimum lot area and dimensions. In accordance with this section, when lots are served by public sewer and on-lot wells, the required minimum lot width is 125 feet and the minimum lot area is 25,000 square feet.

Mr. Emerick; Matt Bonanno, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments.

Joe Eisenhauer, Light-Heigel & Associates, represented the applicant. He stated that they will ensure all of the review comments are addressed.

Member Wehler referenced the subdivision exemption being used for this plan and asked if there was a minimum required lot size for this zoning district prior to 1978. Mr. Emerick believes Derry Township's first Zoning Ordinance was adopted in 1968, so there would have been minimum lot requirements since that time. Member Wehler questioned how it is possible to get approval for a lot in this location that is a half an acre in size. Mr. Emerick stated that in addition to the subdivision exemption, the Zoning Hearing Board also granted relief to allow a reduced lot size.

Member Tunnell asked how the fees in lieu of open space dedication and sidewalk installation are calculated. Mr. Emerick explained that the open space fee is based on the Consumer Price Index and the number of new dwellings being proposed. The sidewalk fee is for both lots and will be based on RSMeans' Construction Cost Data, which is a nationally-accepted construction cost estimating guide. It would considerably less to pay the fee in lieu of installation than it would be to actually install the sidewalk.

Member Tunnell stated that this is the first plan the Planning Commission has considered since the October adoption of the ordinance that established the provisions for fees in lieu of sidewalk installation. He asked how many feet of frontage are involved with this plan. Mr. Emerick responded that it is about 246 feet, so the fee in lieu of installation would be about \$4,000, based on an estimated cost of \$18 per foot. Mr. Eisenhauer asked if this plan would be exempt from

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the requirement for a fee in lieu of installation, since it was submitted prior to the ordinance being adopted. Mr. Emerick stated that the draft of the ordinance was already being reviewed and discussed when this plan was submitted.

Member Tunnell asked if the fees received in lieu of sidewalk installation can be used for areas that are already under a sidewalk deferment agreement. Mr. Emerick answered that the Township would try to not use those funds in a deferment area because the funds are generally intended to be used to fill gaps in sidewalks and walkways.

Mr. Emerick then stated that Mr. Eisenhower is correct, this plan was submitted prior to the sidewalk ordinance adoption, so Mr. Emerick is willing to retract his requirement for the fee in lieu of sidewalk installation.

MOTION ON WAIVERS

On a motion made by Member Tunnell, seconded by Secretary Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the following waivers be granted from the Subdivision and Land Development Ordinance:

- a. From Sections 185-12.D.(3).(a).[21], [22] and 185-13.E.(4).(a).[19], [20] regarding stormwater sewer and sanitary sewer plans and profiles, with the stipulation that the citation of ordinance section on the plan and in the written request is modified from 185-~~2~~.D.(3).(a).[22] to 185-12.D.(3).(a).[22].
- b. From Sections 185-12.D.(3).(a).[21], [22] and 185-13.E.(4).(a).[19], [20] regarding plan and profile scale, with the stipulation that the applicant revises/supplements their original request on the plan and in the supporting documents as follows (*crossed out text represents deletions, underlined text represents additions*):

From Sections 185-12.D.(3).(a).[21], [22], ~~[23]~~ and 185-13.E.(4).(a).[19], [20]– Plan and profile scale.

“A waiver is requested of the requirement to provide all plans and profiles at a horizontal scale of 1” = ~~100-50~~’ and a vertical scale of 1” = ~~1 5~~’. A horizontal scales of 1”=30’, ~~1”=50~~’, and 1” = 80’ and a vertical scale of 1” = 3’ are proposed as an alternative.”

- c. From Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale to allow the Drainage Map on Sheet 3 of 5 to be shown at a scale of 1” = 80’, with the stipulation that the applicant lists this waiver request on the plan and in the supporting documents as follows:

From Sections 185-12.D.(2) and 185-13.E.(3) – Plan scale.

“A waiver is requested to allow the Drainage Map on Sheet 3 of 5 to be shown at a scale of 1”=80’.

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- d. From Section 185-22.E.(5) regarding the installation of curbs, with the stipulations that the owners enter into an agreement with the Township that would allow the Township to require the installation of curbs in the future if deemed necessary, and that the applicant revises the justification for the waiver on the plan or the supporting documentation so that they match.
- e. From Section 185-34 regarding sidewalks, walkways, and bicycle paths, with the stipulations that the owners enter into an agreement with the Township that would allow the Township to require the installation of sidewalks in the future if deemed necessary, and that the applicant revises the justification for the waiver on the plan or the supporting documentation so that they match.
- f. From Section 185-22.D.(2) regarding street widening along McCorkel Road.

MOTION ON PLAT #1261

On a motion made by Member Tunnell, seconded by Secretary Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1261 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the Township staff report.
- b. The comments in the October 22, 2015 HRG letter.
- c. Comments 1 and 2 of the October 19, 2015 Dauphin County Planning Commission report.

B. Review and recommendation of a waiver from filing a land development plan, as requested by Bluegrass Properties, for the property located at 204 Hillcrest Road

This submission was withdrawn by the applicant.

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion made by Member Tunnell, seconded by Secretary Rowe, and a unanimous vote, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Glenn Rowe
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)