

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 8, 2015**

CALL TO ORDER

The Tuesday, December 8, 2015 Derry Township Planning Commission meeting was called to order at 6:09 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; Ned Wehler

Commission Members Absent: Gregg Mangione, Vice Chairman; Matt Tunnell

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

Public Registering Attendance: Joslyn Kirby, 890 Hill Church Road

APPROVAL OF MINUTES

On a motion made by Member Wehler and seconded by Secretary Rowe, the Planning Commission unanimously approved the minutes of the November 17, 2015 meeting, as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Final Subdivision and Land Development Plan for The Point, Plat #1256

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

B. Report of the Board of Supervisors' action regarding the Sketch Plan for Fox Glen Drive, Plat #1260

Mr. Emerick reported that after the Planning Commission's review of the proposal, the applicant revised the plan to maintain the current width of Fox Glen Drive, per the Commission's comments. The Board of Supervisors did not appear to have any issues with the proposal.

C. Report of the Board of Supervisors' action regarding the Preliminary/Final Subdivision/Land Development Plan and Stormwater Management Site Plan for the Hershey Downtown Center, Plat #1258

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

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 8, 2015**

NEW BUSINESS

A. Review and recommendation of a waiver from filing a land development plan, as requested by Joslyn and Matthew Kirby, for the property located at 890 Hill Church Road

Mr. Emerick explained that the Kirbys own a 6.6-acre parcel of land fronting on Hill Church Road and being located in the Agricultural/Conservation zoning district. The property is presently improved with a dwelling and a detached garage. The Kirbys desire to construct a new dwelling with an attached garage on the property while living in the existing dwelling. They then propose to demolish the existing dwelling. Under the provisions of the Subdivision and Land Development Ordinance, creating a second principal building on a lot constitutes a land development plan and requires the processing of the same. As has happened in similar instances in Derry Township, the Kirbys are requesting relief from processing the land development plan. This type of waiver has typically been approved when the applicant enters into an agreement with the Township, citing a time of completion of the improvements and demolition of the dwelling, accompanied by performance security for the cost of demolition of the existing structures.

In response to a question from Member Wehler, Mr. Emerick stated that stormwater management is required for this project, and the applicants' design includes not only the proposed dwelling, but a future swimming pool and pole building.

MOTION

On a motion made by Member Wehler, seconded by Secretary Rowe, and a unanimous vote, the Planning Commission made a recommendation that the Board of Supervisors grant a waiver from Article III, Section 185-10 of the Subdivision and Land Development Ordinance, regarding the processing of a land development plan, subject to the following:

- a. That the applicants provide performance security in the amount necessary for the Township to take action on the demolition if the Kirbys fail to do so.
- b. That the applicants enter into an agreement with the Township, including a timeframe for the completion of the demolition and authorization for the Township to demolish the existing dwelling if the Kirbys fail to complete the work within the agreed upon timeframe.

OTHER BUSINESS

None.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 8, 2015**

ADJOURNMENT

The meeting adjourned at 6:24 p.m.

Respectfully submitted,

Glenn Rowe
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)