

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 5, 2016

CALL TO ORDER

The Tuesday, April 5, 2016 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, Vice Chairman; Matt Tunnell, Secretary; Don Santostefano

Commission Members Absent: Ned Wehler

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

Public Registering Attendance: Craig Raynor, Pennoni Associates; Charles Huth, *The Sun*; Melanie Boehmer, Milton Hershey School

APPROVAL OF MINUTES

On a motion made by Vice Chairman Rowe and seconded by Secretary Tunnell, the Planning Commission unanimously approved the minutes of the March 1, 2016 meeting, as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Revised Final Subdivision and Land Development Plan for The Point, Plat #1265

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

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for Milton Hershey School Staff Homes on Crest Lane, Plat #1266

Mr. Emerick explained that the Milton Hershey School campus contains 2,785.86 acres of land; however, this project only will disturb approximately 9.95 acres. The focus of this land development plan is the creation of 5 staff homes, as well as the documentation of a staff home that was constructed in 2015, all of which are located along Crest Lane. Crest Lane is a private road maintained by the Milton Hershey School.

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This project will have a nominal impact on traffic in the area. Considered as single family homes, they would produce about 50 new trips over the course of the day, although since they are staff homes, one could reason that many of the trips would be within the campus. Stormwater management will be handled on site by the use of two basins, each accommodating 3 homes.

Mr. Emerick listed the waivers that were requested by the applicant with the submission of the plan. Additionally, the applicant should request waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding the required scale of the plan (the E&S plan and the entire campus plan are shown at smaller scales than what is permitted by the Subdivision and Land Development Ordinance); from Sections 185-12.D.(3).(a).[37] and 185-13.E.(4).(a).[38] to be permitted to depict the easements and restrictions only in the area of disturbance and not for the entire MHS property; and from Section 174-17.C.(15) of the Stormwater Management Ordinance regarding stormwater trenches being constructed in accordance with PennDOT standards. Craig Raynor, Pennoni Associates, represented the applicant and formally requested these additional waivers.

Mr. Emerick; Aaron Moyer, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments. Mr. Emerick also referenced DTMA's review comments.

Member Santostefano asked which utilities will be profiled in conjunction with the waiver requested from profiling existing stormwater sewer and conveyance systems, existing sanitary sewer systems, and existing gas and water systems. Mr. Emerick responded that the applicant will still be required to profile any utility that would be affected by construction.

Member Santostefano asked why it is necessary to grant waivers for the installation of curbs and sidewalks since this is all private land. Mr. Emerick stated that the way the Subdivision and Land Development Ordinance is written, the entire 2,785-acre Milton Hershey School campus comes under Township scrutiny when a land development or subdivision plan is submitted. The waivers are granted so that the applicant is not required to install curb and sidewalk throughout the entire campus.

Secretary Tunnell questioned if it is necessary to require a new deferment agreement between Milton Hershey School and the Township as part of the approval of the curb and sidewalk waivers, since there is probably already such an agreement in place from a previous plan. Mr. Emerick answered yes.

Member Santostefano asked if the two basins will be infiltration basins. Mr. Raynor confirmed this. Member Santostefano noted that several years ago a very large sinkhole opened in Crest Lane near the agricultural operations building. He asked if HRG considered requiring lined basins. Mr. Moyer responded that if there is not Karst geology underneath the basins, there should not be a problem. Mr. Raynor commented that there is Karst geology in this area and an infiltration test has been conducted. The Dauphin County Conservation District requires infiltration; however, the basins are designed so that the discharge is spread out over a wider area.

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Member Santostefano asked if there is a long term plan to continue to develop Crest Lane. Melanie Beohmer, Milton Hershey School, stated that there is no master plan showing future development along Crest Lane at this point in time.

MOTION ON WAIVERS

On a motion made by Secretary Tunnell, seconded by Member Santostefano, 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 and Stormwater Management Ordinance:

- a. From Sections 185-12.D.(3).(a).[4] and 185-13.E.(4).(a).[4] regarding the location plan scale.
- b. From Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding providing all existing structures, wooded areas, watercourses, rock outcrops, culverts, utilities, fire hydrants, streets and their established grade and width, within 200 and 50 feet of the entire property.
- c. From Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding the location of sensitive environmental areas outside of the project area.
- d. From Sections 185-12.D.(3).(a).[12] and 185-13.E.(4).(a).[13] regarding providing adjacent owner information that is now older than one year.
- e. From Section 185-12.D.(3).(a).[15] regarding providing soil boundaries on the property.
- f. From Sections 185-12.D.(3).(a).[17] and 185-13.E.(4).(a).[15] regarding providing the names of existing and proposed streets and alleys.
- g. From Sections 185-12.D.(3).(a).[18] and 185-13.E.(4).(a).[16] regarding providing the width of existing streets, easements, and rights-of-way for the entire property.
- h. From Section 185-13.E.(4).(a).[18] regarding showing existing driveways on the entire property.
- i. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding profiles of existing stormwater sewer and conveyance systems, existing sanitary sewer systems, and existing gas and water systems for unaffected utilities only.
- j. From Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding providing contours at two foot intervals within 200 feet and 50 feet of the perimeter of the entire property.

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- k. From Sections 185-12.D.(3).(a).[40] and 185-13.E.(4).(a).[43] regarding providing existing streets, name, cartway width, and right-of-way width for the entire property.
- l. From Sections 185-12.D.(3).(a).[47] and 185-13.E.(4).(a).[45] regarding providing the recording reference of recorded subdivision and land development plans of adjoining land with the stipulation that references to recorded locations of other plans of record for the campus are provided.
- m. From Sections 185-12.D.(3).(a).[51] and 185-13.E.(4).(a).[49] regarding providing the location of all existing and proposed monuments and markers.
- n. From Section 185-22.D regarding street right-of-way and cartway widths for all existing streets on the property.
- o. From Section 185-22.E.(5) regarding curbing for all existing streets on the property and adjacent to the project. This waiver is granted as a deferment, with the stipulation that the property owner enters into an agreement with the Township that would allow the Township to require the installation of curbing in the future if deemed necessary.
- p. From Section 185-49 regarding a wetlands determination for the entire property.
- q. From Sections 185-12.D.(3).(a).[8] and 185-13.E.(4).(a).[8] regarding providing NAD 1983 PA Coordinate System numbers for all points on the property boundary.
- r. From Section 185-34.A.(1) regarding sidewalk installation. This waiver is granted as a deferment, with the stipulation that the property owner enters into an agreement with the Township that would allow the Township to require the installation of sidewalk in the future if deemed necessary.
- s. From Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale.
- t. From Sections 185-12.D.(3).(a).[37] and 185-13.E.(4).(a).[38] regarding identifying all restrictions on the use of the land not affected by the project.
- u. From Section 174-17.C.(15) regarding the requirement that stormwater trenches are to be constructed in accordance with PennDOT standards.

MOTION ON PLAT #1266

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1266 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Items 2 and 3 of the Township staff report.
- b. The comments in the March 31, 2016 HRG letter.

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- c. The comments in the March 24, 2016 DTMA letter.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Secretary Tunnell, seconded by Member Santostefano, and a unanimous vote, the meeting adjourned at 6:32 p.m.

Respectfully submitted,

Matthew Tunnell
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)