

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 6, 2016**

CALL TO ORDER

The Tuesday, September 6, 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

Commission Members Absent: Ned Wehler; Don Santostefano

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: Paul Gross, Buchart-Horn; Greg Holsinger, Phil Hollinger – U-GRO; Charles Huth, *The Sun*

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 July 5, 2016 meeting, as written.

OLD BUSINESS

A. Report of the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for the Milton Hershey School Safety and Security Facility, Plat #1262

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

B. Report of the Board of Supervisors' action regarding adoption of a Decision for Conditional Use Request No. 2016-01, as filed by Escape Room Hershey

Mr. Emerick reported that the Board of Supervisors adopted a Decision authorizing the Conditional Use, subject to certain conditions.

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NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for U-GRO Learning Centre Addition, Plat #1271

Mr. Emerick explained that the property proposed for development is located west of Bullfrog Valley Road and south of Route 322. The property is within Lot 2 of a condominium development, where fee simple ownership is retained by the Hershey Trust Company. The existing facility is a daycare for 144 children, at maximum capacity. The applicant now proposes to add 31,500 square feet of floor area to the facility, of which 14,700 square feet will be utilized to serve a total of 308 students; 14,700 square feet will be used for corporate offices to house a staff of 14; and 2,100 square feet will be used for garage/storage area.

Due to the underutilization of the Hershey Center for Applied Research (HCAR) Building 1 and the lack of development of HCAR Building 2, the applicant has suggested that this development is similar in nature to the full build-out of existing proposals connected to Research Boulevard. In support of this assumption, and to protect the continued functionality of the traffic signal at the intersection of Bullfrog Valley Road and Research Boulevard, the applicant has offered to enter into a memorandum of understanding that would require the Hershey Trust Company to monitor and adjust the traffic signal timing as may be required after the completion and operation of the U-Gro expansion.

Stormwater management is proposed to be addressed in a variety of ways. Two stormwater management basins are proposed which are supplemented by the inclusion of a forebay, raingarden, and vegetated swales. The stormwater management basin created as part of the initial construction of the building presently retains water. The applicant has proposed an enlargement and modification of this facility which will include lowering the outlet to the basin's invert.

Mr. Emerick reviewed the waivers that were requested by the applicant. Regarding the request to not provide a wetlands determination, Mr. Emerick noted that with the proposed pond modification, he is recommending that this waiver be denied or at least limited to the area of any proposed disturbance.

Chairwoman St. John asked if a traffic study will be required when HCAR Building 2 is constructed. Mr. Emerick believes the entire development will be taking a different direction but even so, Research Boulevard was constructed to handle much more traffic than what currently exists.

Secretary Tunnell asked who is responsible for the installation of curbing and sidewalk since this is a condominium development. Mr. Emerick stated that it is still the property owner's responsibility.

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Mr. Emerick and Matt Bonanno, HRG, went over their plan review comments. Diane Myers-Krug, Dauphin County Planning Commission representative, noted that the County comments have been addressed. Mr. Emerick also referenced DTMA's review comments.

Vice Chairman Rowe asked what the waiver from providing a traffic study for signs entails. Mr. Emerick explained this is in regards to traffic control signs on the site that would be enforced by the Derry Township Police. Mr. Emerick does not have an issue with granting the waiver because the site is accessed off of a private road (Research Boulevard).

MOTION ON WAIVERS

On a motion made by Vice Chairman Rowe, seconded by Secretary Tunnell, 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 the Stormwater Management Ordinance:

- a. From Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale.
- b. From Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding showing the location of all existing structures wooded areas, water courses, rock outcrops, culverts, utilities, above or below ground, fire hydrants, streets and their established grade and width, all within 200 feet and 50 feet (respectively) of the tract of land to be subdivided or developed.
- c. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding providing plans and profiles of existing stormwater sewer, sanitary sewer, and gas and water system lines for unaffected facilities only.
- d. From Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding depicting land contours at minimum vertical intervals of 2 feet on the tract of land to be developed and within 200 feet and 50 feet (respectively) of the perimeter.
- e. From Sections 185-12.D.(4).(c) and 185-13.E.(5).(a) regarding traffic impact studies for signs.
- f. From Sections 185-12.D.(3).(a).[51] and 185-13.E.(4).(a).[49] regarding depicting the location of existing and proposed monuments and markers.
- g. From Section 185-22.E.(5) regarding installing curbing, 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.
- h. From Section 185-34.A.(1) regarding installing sidewalks, 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.

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- i. From Section 185-42 regarding providing a traffic study, with the stipulation that the Hershey Trust Company enters into a Memorandum of Agreement with the Township to monitor and/or adjust the traffic signal timing at the intersection of Bullfrog Valley Road and Research Boulevard if necessary after the completion of the U-Gro expansion.
- j. From Section 185-49 regarding providing a wetlands determination, unless a swale is proposed from the existing basin to the on-site stream, in which case a study is required for those areas of proposed disturbance.
- k. From Section 174-17.C.(15) regarding the requirement that all material and construction details for stormwater conveyances are to be built to PennDOT publication 72M.

MOTION ON PLAT #1271

On a motion made by Vice Chairman Rowe, seconded by Secretary Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1271 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 August 18, 2016 HRG letter.
- c. The comments in the August 18, 2016 DTMA letter.

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the meeting adjourned at 6:30 p.m.

Respectfully submitted,

Matthew Tunnell
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)