

**TOWNSHIP OF DERRY
BOARD OF SUPERVISORS
PUBLIC HEARING
Tuesday, October 25, 2016**

CALL TO ORDER

The Tuesday, October 25, 2016 Derry Township Board of Supervisors public hearing was called to order at 5:35 p.m. by Chairman Marc A. Moyer in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Supervisors Present:

Marc A. Moyer, Chairman
John W. Foley, Jr., Vice Chairman
Justin C. Engle, Secretary
Matthew A. Weir
Susan M. Cort

Supervisors Absent:

None

Also Present:

Chuck Emerick, Director of Community Development
Brandon Williams, Assistant Director of Community Development
James N. Negley, Township Manager/Township Treasurer
Jill Henry, Assistant Township Manager
Lauren Zumbrun, Economic Development Manager
Jon A. Yost, Township Solicitor
Jenelle Stumpf, Community Development Secretary (*stenographer*)
Chris Brown, Derck & Edson
A. J. Schwartz, Environmental Planning & Design

Public Registering Attendance: Grant Smith, AGC rep. – GN Management; Ambrose Heinz, Stevens & Lee, Harrisburg; Bruce Wolbrette, 1081 Fairdell Dr.; Linda Purcell, 1471 Woodhaven Dr., Hummelstown; Stewart D. Mathias, 514 Early's Mill Rd., Hummelstown; Dale R. Holte, 2279 Southpoint Dr.; Steve Ramis, 2015B Southpoint Dr.; Tony Seitz, Delta Development Group; Bill Brown, Blue Mountain Real Estate Development; Teri and Warren Rohr, 741 Locust St.; Mark and Lindy Plevelich, 1061 Greenhill Dr.; Gerhard Shulz, 1261 Auburn Ave.; Kim Sullivan, 2022 Raleigh Rd.; Sandy Ballard, 650 Cocoa Ave.; Cheryl Laudermilch, 505 W. High St.; Jim Davis, Hummelstown; Tom Scott; Jeff Gelbaugh, P.O. Box 85, Hershey; Carol R. Wright, 1342 E. Derry Rd.; Ken Gall, Hershey Trust Company; David Tshudy, Pepper Hamilton, LLP, 100 Market St., Harrisburg; Keith Dowling, 56 Penzance Rd., Hershey; Randy and Rena Fox, 743 Linden Rd.; Connie Wagner, 803 Plymouth Rd.; Massimo Rizzotto, 1048 Sand Hill Rd.; Todd Pagliarulo, Hershey; Gary Garver, Hershey; Dennis Trout, Hummelstown; Carol and Bryan Nye, 1153 Roush Rd., Hummelstown; Teresa Peschel, 48 Half St., Hershey; Jen Garver Hynes; Jean and Harold Hoffman, 571 Lovell Ct., Hummelstown; Jen Hammer, 38 Penzance Rd., Hershey; Jay Ziegler; Renee Stonesifer, 1744 Pebbledash Dr.; James O'Shell, Dillan O'Shell, 1624 Spring Hill Dr., Hummelstown; Don

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Santostefano, 525 Hilltop Rd.; Kevin Shi, 87 Hawthorne Dr.; Eric and Jennifer Spangler, 918 Hill Church Rd.; Phil Friedrich, 440 W. Chocolate Ave.; Diane Krug, 37 Muhlenberg Ave.; Bill Fisher, Bees-N-Trees, Shopes Church Rd., Hummelstown; Kathy and Steven Seidl, 1312 Sand Hill Rd., Hummelstown; Rich Gamble, 39 Hockersville Rd.; Suzy Carnecchia, 10 Nye Rd.; Cynthia Booher, 26 Nye Rd., Hershey; Brian K. Kagarise, 1121 Middletown Rd.; Mark Seaton, 442 Maple Ave., Hershey; Scott Stanley, 216 Hartley Rd.

NEW BUSINESS

A. Public hearing regarding the Township's draft Zoning Ordinance

Chuck Emerick, Director of Community Development, explained that, for the purposes of maximizing the amount of time for public comments, he was not going to review his report, as it is part of the Board's hearing packet.

Chris Brown, Derck & Edson, noted that there was a lot of discussion at the October 4th Planning Commission meeting about the Middletown Road traffic study that was in the process of being finalized. That document has been completed and is now available on the Township's website. Mr. Brown shared the following data from the report: There are currently approximately 14,800 daily vehicle trips on Middletown Road; the report projects approximately 26,000 daily trips based on the long-term, full buildout of lands in the area under the current zoning; and approximately 28,400 daily trips based on the long-term buildout of lands in the area under the proposed zoning.

PUBLIC COMMENT

Teresa Peschel, 48 Half Street, wants to make sure that sidewalks are listed in the Zoning Ordinance, because she believes developers will do what is in the Zoning Ordinance but they will not do anything that is not in the Zoning Ordinance. There should be regulations that require the installation of sidewalks on both sides of the road. Ms. Peschel also wants to make sure the Zoning Ordinance addresses the Township's desire for more trees and the replacement of trees when they die. The Zoning Ordinance should be compatible with what the Township wants for stormwater management. The Stormwater Management Ordinance should not conflict with the Zoning Ordinance.

Carol Wright, 1342 East Derry Road, read the following letter into the record:

In our review of the September 9, 2016 version of the draft zoning ordinance, we would commend the Township for revisions made in the Palmdale area. Revising the extent of the East Derry Road Overlay district and thoroughfare designation are comments we previously expressed and appreciate those being incorporated.

We, however, continue to have concerns over the permitted uses listed in the "Palmdale Mixed Use" zone. Several commercial uses are still proposed as permitted uses,

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including retail bakeries, business and professional offices, retail dry cleaning services and small-scale retail. These uses are simply incompatible in the existing residential neighborhoods in Palmdale. These concerns were recently shared with your Township Planning Commission in their latest review of the draft zoning ordinance.

The Palmdale Mixed Use District encompasses very different existing uses. These uses include the mostly-commercial East Chocolate Avenue corridor, areas of primarily existing residential uses both north and south of East Chocolate Avenue as well as undeveloped lands. The existing residential areas generally consist of small lots and public alleys along the rear of these lots that provide access. Putting all of these areas under the same district seems like a very "broad brush" approach that combines quite different and varying types of land uses.

In one of the remaining areas of affordable single-family housing in the Township, we feel the new zoning regulations could actually encourage continuance of these existing residential neighborhoods. Allowing commercial businesses as permitted uses into these areas only weakens the residential fabric of our neighborhoods.

Some would say the likelihood of these commercial uses being proposed in our neighborhood is extremely limited, based on other regulations such as impervious coverage and required setbacks. Our position would be if these uses are so limited, why even permit them to begin with? The potential of commercial development also increases when you considering the possibility of combining adjacent lots.

We feel the solution is quite simple. Allowing the listed commercial uses in the East Chocolate Avenue Overlay (O10) and the Future Palmdale Development areas (O6) places these uses in areas already commercial in nature or planned as mixed commercial/residential areas. Many other commercial uses in this district are handled in this fashion. This minor change in the Palmdale Mixed Use District would more closely reflect and preserve the existing residential uses.

We would ask that these items be addressed and revised as the draft Zoning Ordinance moves forward. We welcome any comments or questions you may have.

*Respectfully submitted:
Randall and Carol Wright*

Bruce Wolbrette, 1081 Fairdell Drive, is concerned that the Ordinance takes into account a lot of growth, which is not bad as long as it is planned out. The Township's infrastructure is not being maintained currently. For example, the roads in the Walton Spring Hills development have never been resurfaced, with the exception of Brookline Drive. There is no comprehensive plan to address the resurfacing of roads. If the Township is not addressing its current infrastructure, then the Township officials need to take a close look before adopting a Zoning Ordinance that will allow unfettered development.

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Anthony Seitz, consultant to Delta Development Group and Union Deposit Corporation – Mr. Seitz stated that Union Deposit Corporation is the agent for the ownership group at Briarcrest. Briarcrest is one of the single largest properties under common ownership between the downtown core and the Hershey Medical Center. The property is currently zoned Neighborhood Commercial and Attached Residential. Mr. Seitz stated that they have three issues with the proposed Zoning Ordinance: 1) The entire Briarcrest property is proposed to be rezoned to Hershey Mixed Use and will be included in Central Master Plan overlay. The Hershey Mixed Use district does not allow for a number of uses that already exist in the Neighborhood Commercial part of the property, although it appears that this was an oversight and it was not the intent of the Township to exclude the commercial uses from this property. Mr. Seitz proposed the extension of the Southern Core overlay to cover the existing Neighborhood Commercial-zoned area of Briarcrest. 2) The property owner would like the Board of Supervisors to consider the extension of O13 overlay to cover the rest of the Briarcrest parcel. This would allow more flexibility to achieve a high quality mixed use project in the future when redevelopment opportunities are assessed. 3) Mr. Seitz stated that currently, Briarcrest has 544 garden and mid-rise apartments and 260 townhouses on approximately 53 acres. In the Hershey Mixed Use zoning district, multi-family apartments are a conditional use subject to the Master Plan approval process. Mr. Seitz believes the Master Plan process needs to have the flexibility to allow for appropriate phased redevelopment of what is a very large parcel.

Bill Brown, 4230 Wismer Road, Doylestown, PA – Mr. Brown stated that he is a professional apartment developer who is working with the Union Deposit Corporation. He pointed out that construction of the units in Briarcrest started in 1988, and it is basically an obsolete product in today's standards. He encouraged the Township to write the Zoning Ordinance in such a manner that it is attractive for anyone to improve on what is an antiquated product. Mr. Brown stated that generally, apartments are a financial benefit to Townships because usually many of the streets are maintained by the developer. Also, apartments tend to have very few children so there is little impact on the school district.

Linda Purcell, 1471 Woodhaven Drive, stated that she is a beekeeper, and she is concerned about the regulations in the proposed Ordinance that will require a minimum area of 1 acre for beekeeping. She elaborated on the nature of honeybees and stated that she is presenting this information in the hopes that the Township will consider reducing the minimum area required for beekeeping. Vice Chairman Foley recommended that Ms. Purcell and other beekeepers meet with Chuck Emerick to collaborate on what would be an acceptable minimum lot area.

Bill Fisher, Bees-N-Trees, questioned why there are limitations on the number of chickens that people are allowed to have on their properties, and why the Ordinance requires chickens to be in pens instead of free range. He would like to discuss this matter with Mr. Emerick and possibly revise the regulations regarding keeping chickens so that the agricultural communities in the Township are not so restricted.

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Gerhard Shulz, 1261 Auburn Avenue, commented that he is concerned about growth, particularly as it relates to the area of land between Waltonville Road and Middletown Road. Mr. Shulz and his family moved to Derry Township from the New York City area about 9 years ago and they were impressed by the amount of green, open space in the Township. Mr. Shulz stated that he and his wife volunteer for multiple teams, charities, and organizations that require them to make several vehicle trips back and forth to the school district. He has seen all of the recent development in the area (Love's Truck Stop, Rutter's, Sheetz, the retail spaces behind Sheetz, and residential development) but no improvements to the infrastructure to support the development or to mitigate the traffic congestion along Middletown Road. Mr. Shulz worries about what his commute to work and to the school district would be like if more housing was developed in the area between Waltonville Road and Middletown Road. He asked the Board of Supervisors to try to temper their excitement around growth and the opportunity to bring people into the Township, and think about the people who already live here.

Cynthia Booher, 26 Nye Road, commented that she lives in a development where many of the residents have expanded their homes, and asked if proposed changes to maximum impervious coverage will diminish the opportunity for an owner to expand their dwelling or install a swimming pool. She asked the Board to consider the resale value of the homes in her area because they are located directly behind the Medical Center and are in a convenient location.

Suzy Carnecchia, 10 Nye Road, asked if the impervious coverage limit is being increased from 15% to 30% and if so, what the motivation was for doing that. Brandon Williams explained that some of the issue Township staff sees as a result of the current Zoning Ordinance is that there are smaller properties in the Agricultural/Conservation zoning district and even though they are similar in size to properties in the residential districts, they are limited to a maximum impervious coverage of 15%. The draft Zoning Ordinance proposes a maximum impervious coverage of 30% for lots that are nonconforming and contain less than 2 acres to allow those owners to develop their homes in a similar manner to the homes in the residential districts without requiring relief from the Zoning Hearing Board.

Steve Ramis, President of the Southpoint of Hershey Homeowners Association and a member of the Middletown Road Coalition, acknowledged the amount of work that has gone into the preparation of the proposed Zoning Ordinance and the flexibility that Township staff and the consultants have shown in addressing the public's concerns. Mr. Ramis stated that the Middletown Road Coalition's concern is with residential overdevelopment in the southwest corner of the Township. Development should not burden current residents with traffic problems, loss of green space, and loss of pastoral views, and it should provide some local services for the convenience of the residents. The Coalition's major issue with the Zoning Ordinance is the proposed Planned Campus West zoning district. They are not opposed to the rezoning of the Hershey Trust Company property located east of Waltonville Road, but rezoning the parcels of land located west of Waltonville Road would open that area for increase housing density which will exacerbate existing traffic problems on Middletown Road. The Coalition urges the Board of Supervisors to consider the reasonable compromise of keeping the current zoning static on the parcels of land located between Waltonville Road and Middletown Road until the impacts of the "Gateway" project are measurable.

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Chairman Moyer referenced the Agricultural/Conservation-zoned area of land between Waltonville Road and the 52 acres currently zoned Economic Development on Middletown Road. He estimated this area to contain approximately 125 developable acres. Chairman Moyer's understanding is that under the current Agricultural/Conservation zoning, 1 single family home per 5 acres would be permitted for a total of roughly 25 houses. With a cluster incentive the total would be approximately 31 homes. If the zoning remained Conservation and a developer went through the proposed Master Plan approval process, approximately 35 homes would be permitted. If that same area is rezoned to Planned Campus West, 375 houses would be permitted by right, and up to 525 houses would be permitted through the Master Plan process.

Suzy Carnecchia, 10 Nye Road, commented that she understands the tax situation the Township is facing in order to support the public school district. She is not opposed to the expansion of homes and she wants the Board to consider the amount of homes, the amount of children, and the amount of expansion of the school buildings versus the tax situation because the Derry Township School District is limited in its ability to expand.

Dale Holte, 2279 Southpoint Drive, requested that his written comments be included in these hearing minutes (*see attached*). Mr. Holte echoed Steve Ramis' opinion that the Township staff and planning consultants have put a lot of time and effort into the preparation of the Zoning Ordinance. He commented that the Hershey Trust is and will continue to be a valuable partner in our community, and the Middletown Road area residents have never had an issue with the Trust Company. It is reassuring that the Trust Company has been willing to compromise. Mr. Holte believes there are a lot of positive reasons to enact the proposed Zoning Ordinance, and there are other things that the Township officials should be cautious about. Mr. Holte noted that Pittsburgh was decimated in the 1980s after the steel industry collapsed and was successfully revitalized by transforming into a high-tech center. The organizing group worked hard to attract the skilled employees to feed this high-tech industry, and now they are losing the employees. Many young workers are interested in moving to urban areas and the bottom line is that Derry Township has a great talent pool within its schools, and more of an effort needs to be made to incentivize these young, talented people to stay in the area. Mr. Holte thinks the Hershey Trust Company is uniquely prepared to coalesce all of these efforts; however, the development of the Planned Campus West area should be done cautiously.

Steve Seidl, 1312 Sand Hill, Hummelstown, urged the Board of Supervisors to take their time in this process. He thinks there needs to be more opportunity to get the word out to residents so that they understand what is being proposed. Mr. Seidl believes that one of the benefits the Township has is the diversity of housing types, and he is concerned about the Village Residential-zoned lands in the downtown area being changed to Hershey Mixed Use. He is disturbed by what he calls the "blowouts" – taking smaller to mid-sized homes and turning them into 4,000-square-foot, \$800,000 homes – and believes this is causing some of the wrong behavior for existing property owners. There are wonderful starter homes that could be improved and modernized without necessarily being expanded. When we encourage expansion and "blowouts" instead of maintaining the existing character of a neighborhood and keeping up with the maintenance of the properties, what happens is there are properties that

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become rundown because people are waiting for a windfall and someone to purchase their rundown property at premium price so that the existing house can be torn down. Mr. Seidl also stated that increasing the maximum impervious coverage results in problems. Impervious coverage hardships can be addressed through the Zoning Hearing Board. Just because this is a difficult process does not mean it should be done away with.

Ambrose Heinz, Stevens & Lee, stated that he is representing Gary Garver, who is the owner of a 65-acre parcel located along Middletown Road between Stoverdale Road and Kaylor Road. Mr. Heinz noted that the Garvers are concerned about the way this parcel is being treated as being separate from the other parcels along that stretch of Middletown Road. In the proposed Zoning Ordinance, the properties on either side of the Garver parcel would be part of the Planned Campus West zoning district. Mr. Heinz noted that in the Comprehensive Plan, the front portion of the Garver tract was envisioned as being part of the area that would be developed as Planned Campus West. Mr. Heinz thinks the Board of Supervisors needs to be concerned about and looking at the fact that they are not just zoning for today; they have to make reasonable accommodations for growth in the future. The Garvers believe their tract should be zoned Planned Campus West.

Carol Nye, 1153 Roush Road, Hummelstown, thinks that the Supervisors should exercise caution regarding the tract of land on the north side of Roush Road, which is proposed to be changed to R-1. She thinks the Supervisors should look into whether any traffic studies were done to determine existing conditions and problems on Bullfrog Valley Road and Sand Hill Road, and the intersections of Wood Road/Bullfrog Valley Road and Sand Hill Road/Fishburn Road. If the zoning of the Roush Road tract is changed to R-1, the development of 1 dwelling per acre would be permitted and a lot of houses could be built on that tract.

Bill Fisher stated that he owns a property in the old district of Division Street, which is currently zoned Neighborhood Commercial. The Zoning Ordinance proposes to change this to residential zoning, and the limit there would be that a property owner could not put anything on less than an acre. Most of the properties in that area are less than an acre. The existing commercial uses have served many people's needs. Mr. Fisher would like to subdivide his property and make the back lot the headquarters for his business, Bees-N-Trees. If the zoning is changed to require minimum 1 acre lots, all Mr. Fisher will be left with is a house on .9 acres that he spent too much money on to clean up.

Connie Wagner, 803 Plymouth Road, commented that in regards to open space, soccer fields and baseball fields are great for the kids but they are virtual deserts for wildlife. She asked the Board of Supervisors to also consider wildlife as being part of open space.

Eric Spangler, 918 Hill Church Road and 975 Hill Church Road, presented a map of desired zoning changes in his area for the Board's consideration.

Jay Ziegler, 971 Bullfrog Valley Road, owner of Ziegler's Auction, stated that the sign ordinance states he can only put up a sign 2 weeks prior to his auctions. General marketing throughout the country, especially for real estate, is 4-6 weeks for sign placement. Mr. Ziegler requested that the sign

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placement period for auction signs be extended to at least 6 weeks prior to the event. Mr. Ziegler also inquired if he was correctly interpreting Section 225-409 as stating that sandmounds and on-lot septic systems will no longer be allowed in residential development and the lots will have to be connected to public sewer instead. Mr. Emerick responded that this requirement was carried ahead from the current Zoning Ordinance; however, single family detached dwellings in the Conservation, Planned Campus South, and R-1 zoning districts are exempted. New businesses will be required to connect to public sewer. Mr. Ziegler commented that he and several of his neighbors met with Township staff last week and it appears things are moving in the right direction to correct the impervious coverage oversight in his area. Now at this hearing, another oversight was pointed out regarding Briarcrest. He stated that there is no need to rush this process; at some point will have to move forward but we are not there yet. Mr. Ziegler believes the necessary changes should be made to address the oversights now, and the draft Zoning Ordinance should be sent back through the review process with the Dauphin County and Derry Township Planning Commissions.

Lonnie Daniel, 1228 Wood Road, stated that his property overlooks the proposed Planned Campus West zoning district. His primary reason for purchasing his property was because of the unrestricted view, and he is concerned that the Planned Campus West zoning would allow a maximum principal building height of 60 feet. He would like the Township to consider requiring that these tall buildings be constructed as far away from Wood Road as possible and closer to Route 322. Mr. Daniel also requested that the graded area between Wood Road and the walking trail be preserved as much as possible, and that special consideration be given to stormwater coming from the higher areas onto the property to be developed.

Teresa Peschel, 48 Half Street, reminded the Board of Supervisors that if they zone for increased impervious coverage, they will run into problems with their stormwater management program.

Rich Gamble, 39 Hockersville Road, stated the problem is that development is occurring prior to infrastructure improvements. The Middletown Road traffic study identifies many problems in that area. We need to stop increasing development without the proper infrastructure and utilities being available.

Sandy Ballard, 650 Cocoa Avenue, commented that her property is currently in the Village Residential district and is proposed to be in the Hershey Mixed Use district. The Comprehensive Plan's vision was for a green and environmentally supportive community. She referenced Dale Holte's comments about attracting a "creative class" to the Township, and we can do this by promoting a walkable, bike-able community and a variety of housing options. There is a shortage of starter homes and affordable homes for empty-nesters. We should not build in open spaces until we have done all we can in terms of infill. Ms. Ballard also stated that she is very concerned about impervious coverage, particularly in the area of the Township where she lives. The Village Residential district allows a 30% maximum impervious coverage, and the Hershey Mixed Use district proposes a 45% maximum impervious coverage. She thinks it is untrue that people need huge homes to live in, and these large homes are visually inappropriate for the area and dangerous because of the increase in stormwater runoff and flooding.

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Randy Fox, 743 Linden Road, agreed with Sandy Ballard's comments. He stated that his biggest concern is with the existing development projects that are sitting unfinished in the downtown area. He would like the Township to address how to incentivize business and commerce and also to provide safety for the children in the downtown area.

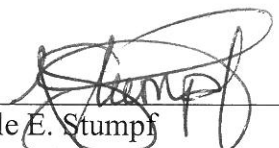
Massimo Rizzotto, 1048 Sand Hill Road and 1226 Sand Hill Road, stated that his property is currently zoned Neighborhood Commercial and is proposed to be zoned Conservation, so the maximum impervious coverage would be reduced from 60% to 15%. He believes this change will devalue the property and not allow him to do anything on it.

ADJOURNMENT

On a motion by Secretary Engle, seconded by Chairman Moyer, and a unanimous vote, the hearing adjourned at 7:15 p.m.

SUBMITTED BY:

Justin C. Engle
Township Secretary



Jenelle E. Stumpf
Community Development Secretary
(stenographer)

REMARKS FOR INCLUSION INTO THE PUBLIC RECORD

BOARD OF SUPERVISORS PUBLIC MEETING ON OCTOBER 25, 2016

SUBMITTED BY DALE HOLTE, MIDDLETOWN ROAD COALITION

The MRC feels that implied in this lengthy ordinance there are many substantial changes, many of which are positive, yet some with potentially significant consequences. Primarily, we are speaking of the proposed Western Campus portion that seeks to develop a large portion of land owned by the M. S. Hershey Trust. This project is expected to develop over a period of 10-15 years, and it is precisely those unanswered questions that should be addressed before approving this ordinance.

Penn State M. S. Hershey Medical Center is the largest employer in Hershey. To attract skilled employees necessary to expand research capabilities of the center, we are being told that the Hershey area faces a critical shortage of affordable housing opportunities. The Trust states that its primary role is to support and fund the Milton Hershey School and they envision a planned expansion of student population in the future. We are also told that the Trust has engaged noted planners to develop a town center which will include retail shops and a mix of housing and recreation. They have produced and have shown some sketches but have not shared much or what is being planned with the township or the public.

The Trust has stated that it cannot produce any plans until they know what the zoning permits. What is known is that the current zoning of Business Office clearly permits many of the development they are asking for, including new research facilities, expansion of a music venue, retail town center, pub, and expansion of the U-Gro child care center. Our concern with what we know is the ability to construct a significant amount of high density housing. Not only would the trust be gaining a zoning change for a portion of the property they currently own along Wood Road, but also a large portion of land currently zoned as agricultural/conservation beyond Waltonville Road.

We in the Middletown Road Coalition (MRC) have a slightly different view. With the proposed new ordinance, these changes will allow high density housing that would not have been possible under the existing ordinance. In our view, we are concerned that housing may end up being the primary focus. We are also being told that the Trust has agreed to down zoning of other property in Derry Township as a compromise. We are unable to make a comparison between the properties, as they would also represent different value in terms of their location and cost of development.

One issue that we find troubling is the goal of recruiting professionals and skilled workers essential to the stated goals of the Trust. As the steel industry collapsed, the Pittsburgh region looked for ways to revitalize its economy. What took place was an emphasis and high tech businesses, which successfully restored the local economy. More recently it has been increasingly more difficult to recruit and then retain these highly skilled workers. Research indicates that there is a shortage of the kinds of skilled workers sought by the Trust.

Recently, the organizing group (The Allegheny Conference) commissioned a study by Burning Glass Technologies and the Council for Adult and Experiential Learning, to look at employment trends now and into the future for the greater Pittsburgh area. What this study found was that recruiting the workforce necessary to fill these high tech jobs continues to fall short of the employer needs. Other findings were that retirements of "Baby Boomers" also contributed to this shortage, that colleges and universities have been unable to produce enough graduates, and that immigration policies and the H1B visa programs have further reduced the number of skilled workers needed to fill vacancies. This report suggests that in the next decade, as many as 100,000 jobs may go unfilled.

Does the Trust have a plan to recruit these skilled workers?

While the objectives outlined by the Trust may go part of the way in preparing for expansion of the research and development capabilities, we feel it does not go far enough because of a number of shortcomings in the planning process that fail to include business, education, and civic input to develop a comprehensive plan better suited to bringing the kinds of highly educated and skilled workforce being sought to the Hershey area.

Does the Trust plan to coordinate with our educational institutions to increase the pool of workers in such areas as: Information Technology; Business and Finance; Engineering, Science, and Production; Healthcare; Construction; Energy; Retail and Hospitality?

Finally, it seems to us, based upon the research available, the reality of attracting the kinds of well-educated, young professional workers into a small niche market like Hershey seems to be a stretch. The high tech, information-oriented graduates are usually attracted to the larger markets that offer more employment opportunities, affordable housing, mass transportation, and urban energy interests such as cafes, museums, and entertainment. These features are simply not possible in Hershey.

REMARKS FOR INCLUSION INTO THE PUBLIC RECORD

BOARD OF SUPERVISORS PUBLIC MEETING ON OCTOBER 25, 2016

SUBMITTED BY DALE HOLTE, MIDDLETOWN ROAD COALITION

Dale Holte

Middletown Road Coalition

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