

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
November 8, 2017**

CALL TO ORDER

The Wednesday, November 8, 2017 Derry Township Planning Commission meeting was called to order at 6:00 p.m. in the meeting room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA, by Chairman Glenn Rowe.

ROLL CALL

Commission Members Present: Glenn Rowe, Chairman; Don Santostefano, Vice Chairman; Joyce St. John, Secretary

Commission Members Absent: Matt Tunnell; Ned Wehler

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: Craig Raynor, Pennoni; John J. Osmolinski, Milton Hershey School; Timothy Anderson, Pepper Hamilton Law Offices; Kirk T. Newman, Hershey's Chocolate World; Kenny Hinebaugh, Evans Engineering, Inc.; Keith Heigel, Light-Heigel & Associates, Inc.; Carolyn Stoner, Marvin Smith – Hershey Medical Center; Tom Polczynski, Tanger Outlets

APPROVAL OF MINUTES

Secretary St. John asked that the October 3, 2017 minutes be revised as follows:

- On Page 8, under New Business, Item B (Zoning Amendment Petition No. 2017-01 as filed by DSG Development Corporation) – list the 8 existing/potential developments that were referenced by Eric Mountz during the traffic study discussion so that the significant amount of new development in the area is known.

On a motion made by Vice Chairman Santostefano and seconded by Secretary St. John, the Planning Commission unanimously approved the minutes from the October 3, 2017 meeting, with the revisions noted above.

OLD BUSINESS

A. Review and recommendation of revisions to the Preliminary/Final Land Development Plan for Tanger Outlets, Plat #1280

Chuck Emerick stated that the 33.7 acres of land depicted on the plan are located adjacent to Hersheypark Drive and Northeast Drive, in the General Commercial, Hersheypark Drive/Route 39 Overlay, North Master Plan Overlay, and General Sign Overlay zoning districts. The site contains the Tanger Outlets, consisting of 252,450 square feet of existing commercial/retail/restaurant space. Plat #1280 was originally reviewed by the Planning Commission on July 18, 2017; however, since that time

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the plan has been modified to the extent that a second review is required. In short, the proposed 2,196-square-foot free-standing restaurant with a drive-through was rotated on the site and relocated, and the 3,600-square-foot addition to the west end of Building A of the Outlets was removed. The reconfiguration of the parking in the project area was also revised. The proposed site design that formerly added impervious area and the need for additional stormwater management facilities now only requires new conveyance lines. Although the Starbucks presently exists on the site, this plan proposes to relocate it and also provide drive-through services. This will allow the former Starbucks space to revert to retail space.

Mr. Emerick and Matt Bonanno, HRG, went over their plan review comments. Mr. Emerick also referenced Derck & Edson's review comments.

Chairman Rowe commented that he is glad the applicant changed the location of some of the access points and that they are no longer proposing the addition to Building A because it allows more room for the new building. Chairman Rowe referenced Mr. Emerick's review comment that the applicant should provide a yield sign at the end of the drive-through lane for people exiting into the travel lane. He believes it will be difficult for drivers to look over their shoulders and ascertain that it is safe to enter the travel lane from the drive-through lane. He is also concerned that there is not enough signage to properly direct people who are not intending to use the drive-through lane. Keith Heigel of Light-Heigel & Associates explained that they will be painting the drive-through prior to the arrow so it is clear to a driver that when they are entering to the left, they are going to the drive-through.

Secretary St. John thinks the relocation of the Starbucks facility will be beneficial because it will make this corner of the shopping center a lot less congested.

Chairman Rowe questioned the logic of maintaining the travel lane next to the drive-through lane. In his opinion, it creates potential traffic conflicts. Mr. Heigel stated that the driveway now aligns with the travel lane to the north, so the applicant believes there is some benefit in maintaining the travel lane so that people entering the site have options in maneuvering through the site. Tom Polczynski, representative for Tanger Outlets, stated that the owner wants to keep that travel lane because local traffic knows the ways around the site, whereas tourist traffic will typically go straight in or use the Hersheypark Drive entrance next to J. Crew.

Mr. Bonanno suggested the addition of a painted yield sign in the drive-through lane. Chairman Rowe added that perhaps the yield sign could be placed on an angle so it is not facing the other lane, and noted that pavement markings are not enforceable. Mr. Heigel stated that they could extend the island or move the pickup window further to the south so that the yield sign can be more easily seen.

MOTION ON PLAT #1280 (as revised 10/11/2017)

On a motion made by Secretary St. John, seconded by Vice Chairman Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1280 be approved as revised, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the Township staff report, excluding comment a.ii.

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- b. Ensure that the yield sign is visible to patrons once they receive their order.
- c. The comments in the October 17, 2017 HRG letter.

NEW BUSINESS

A. Review and recommendation of a waiver from filing a land development plan, as requested by Hershey Trust Company, Trustee for Milton Hershey School, regarding renovations to Founders Hall

Chuck Emerick explained that the Milton Hershey School is proposing renovations at Founders Hall. Although the renovations are identified by the applicant as “extensive”, the impacts to the property, as they would relate to Subdivision and Land Development regulations, is miniscule. Most of the improvements are being done to address safety, comfort, and accessibility of the existing building, and much of this work is being done as “in-fill.” The accompanying plan indicates 14,831 square feet of new floor area is proposed; however, it is intended to serve as support, storage space, and lobby area for existing operations and includes the addition of an elevator. This project will not include the addition of any new roads, sidewalks, employees, or parking areas. The final impervious area addition is 3,249 square feet, which will be addressed through Chapter 174, Stormwater Management regulations.

Member Santostefano commented that the renovations for accessibility are long overdue.

MOTION

On a motion made by Vice Chairman Santostefano, seconded by Secretary St. John, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the waiver be granted.

B. Review and recommendation of the Preliminary/Final Land Development Plan for Hershey’s Chocolate World Phase II Building Renovation, Plat #1284

Chuck Emerick reported that this plan depicts two phases of improvements, including one that was proposed in conjunction with the Preliminary/Final Land Development and Stormwater Site Management Plan for Hershey’s Chocolate World Building and Parking Expansion, Plat #1218. Phase 1 was a 3,900-square-foot expansion of the building to house improved restroom facilities; an expansion to the existing parking area; and the addition of a new parking facility. Phase 2 was noted as a 6,580-square-foot expansion (now shown as 6,164 square feet and identified as Phase III) of the retail area planned for 2016-2017. The parking expansion proposed on Plat #1218 added 212 regular parking spaces and 6 handicapped-accessible spaces. The spaces were provided to satisfy an existing need for parking as well as to provide for future needs.

Mr. Emerick and Matt Bonanno, HRG, went over their plan review comments.

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MOTION ON WAIVERS

On a motion made by Secretary St. John, seconded by Vice Chairman 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:

- a. From Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale.
- b. From Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] regarding metes and bounds of street rights-of-way, centerlines, and easements.
- c. From Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding stormwater profiles.
- d. From Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding sanitary profiles.
- e. From Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding utility profiles.

MOTION ON PLAT #1284

On a motion made by Secretary St. John, seconded by Vice Chairman Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1284 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 19, 2017 HRG letter.

C. Review and recommendation of the Preliminary/Final Land Development Plan for the Pennsylvania State University Milton S. Hershey Medical Center Children's Hospital Expansion, Plat #1285

Chuck Emerick stated that this plan proposes a 3-floor addition to the Children's Hospital. It will add 116,000 square feet of floor area, supporting 124 new beds and 174 new employees. Existing impervious coverage will not change.

Mr. Emerick and Matt Bonanno, HRG, went over their plan review comments.

Chairman Rowe referenced Mr. Emerick's recommendation to deny the applicant's request for a waiver of providing a traffic impact study, and asked how the Planning Commission can make a recommendation on the approval of the plan if the traffic impacts are not known. Mr. Emerick responded that the proposed number of peak hour trips is close to the threshold for the requirement of a traffic impact study. He thinks the Township would rather receive a financial contribution from the applicant for traffic improvements in the area as opposed to a traffic impact study, but at this point the Township still wants to have the option of a traffic impact study.

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Chairman Rowe asked how much the Medical Center works on transportation demand management. Marvin Smith, Director of Facilities for Hershey Medical Center, stated that they have looked at flex times and many of their departments have various start times but with such a large work force, even with the bike share and shuttle services around the campus, the effects of those programs at this point are minimal. Mr. Smith also commented that the Medical Center believes it is appropriate to request a waiver of the traffic impact study because when the Route 322 study was accomplished, the Medical Center provided data for all anticipated future development of the campus for the next 10-plus years. This project, although it is significant, is minor from a traffic perspective.

MOTION ON WAIVERS

On a motion made by Vice Chairman Santostefano, seconded by Secretary St. John, 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.(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 existing features within 200' and 50' (respectively) of the tract.
- c. From Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding showing various sensitive environmental areas.
- d. From Section 185-12.D.(3).(a).[16] regarding known sinkhole locations (*unless there is knowledge of previous sinkholes in the area of the proposed fire tanks*).
- e. From Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding profiles of existing stormwater sewers located outside of the areas of ground disturbance.
- f. From Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding profiles of existing sanitary sewers located outside of the areas of ground disturbance.
- g. From Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding profiles of existing gas and water systems located outside of the areas of ground disturbance.
- h. From Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding showing topographic land contours within 200' and 50' (respectively) of the perimeter.
- i. From Sections 185-12.D.(3).(a).[38] and 185-13.E.(4).(a).[42] regarding the purpose of existing rights-of-way and easements.
- j. From Section 185-12.D.(3).(a).[39] regarding statement from utilities indicating conditions attached to easements and rights-of-way.
- k. From Section 185-12.D.(4).(g) regarding fire hydrant testing, contingent upon the applicant demonstrating that the sprinklered buildings have fire hydrant flow rates

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calculated in accordance with the current National Fire Prevention Association standard which applies to the building type being proposed. They must show that the water system supplying the sprinklers can be capable of meeting required fire flow for a minimum duration of two hours. The water supply systems shall be capable of recharge within eight hours after a full fire flow draw-down for a two-hour duration. Finally, the fire tanks shall be fully operational prior to the issuance of a Certificate of Occupancy for the building expansion.

- k. From Section 185-34.A regarding the installation of sidewalks.

The Planning Commission also made a recommendation that the following waiver be denied:

- a. From Section 185-12.D.(4).(c) regarding the submission of a traffic impact study.

MOTION ON PLAT #1285

On a motion made by Vice Chairman Santostefano, seconded by Secretary St. John, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat #1285 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 19, 2017 HRG letter.
- c. Comment 2 of the November 1, 2017 Dauphin County Planning Commission report.

D. Review and recommendation of the Preliminary/Final Subdivision/Land Development Plan for Miller Oral Surgery, Plat #1286

This plan was withdrawn by the applicant prior to the meeting.

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion made by Chairman Rowe, seconded by Vice Chairman Santostefano, and a unanimous vote, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

Joyce St. John
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Community Development Secretary (*stenographer*)