

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS MEETING MINUTES
APRIL 24, 2018

CALL TO ORDER

Chairman Marc A. Moyer called the April 24, 2018 Regular Meeting of the Township of Derry Board of Supervisors to order at 7:02 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. The Board met in Executive Session to discuss legal issues. He advised that all public meetings are recorded for providing accurate notes. After the pledge of Allegiance, a roll call was conducted.

IN ATTENDANCE:

SUPERVISORS

Marc A. Moyer, Chairman
Matthew A. Weir, Vice Chairman
Justin C. Engle, Secretary
Richard D. Zmuda
Susan M. Cort

ALSO PRESENT:

Jill Henry, Assistant Township Manager
Jon A. Yost, Township Solicitor
Chuck Emerick, Director of Community Development
Bob Piccolo, Director of Public Works
Chief Garth Warner, Police Department
David Sassman, Hershey Volunteer Fire Company
Matthew Mandia, Director of Parks and Recreation
Cheryl L. Lontz, Manager of Payroll & Employees
Laura O'Grady, Director of Hershey Public Library
Lauren Zumbrun, Economic Development Manager
Matt Bonanno, HRG Engineer
Julie Echterling, Recorder

Public in Attendance:

The following were in attendance: Mark Ovsak, Sandra Ovsak, Lou Paoletti, Jim Mandes, Ted and Sally Farrar, Chip Hitz, Patrick Rudisill, Robert Naeye, Susan Kreider, Sharon Miller, Jancy Nightingale, Ken Gall, Greg Koussis, David Tshudy, Craig Mellott, Joan Boltz, Jim Jassion, William Fredericks, Alex Piehl, Brianna Hummer, Christine Drexler, Rich Gamble, Pat O'Rourke, Kathleen Ryland, Clair Ryland, John Shearer, and Mark Hackenburg.

APPROVAL OF MEETING MINUTES:

Supervisor Engle made a motion to approve the minutes of the April 10, 2018 Public Meeting of the Board of Supervisors. Supervisor Cort seconded the motion. **Motion carried 5-0.**

VISITOR/PUBLIC COMMENTS:

Sharon Miller, 441 Elm, stated she is here as a friend of the Library. She is concerned with the plans for the Recreation Center and the expense. She asked the Board to consider a global campus with the Library when planning the Recreation Center.

Sally Farrar spoke about falling at the library because of the floor. She asked the Board to do something about the floor as it's a known problem. Chairman Moyer stated he is glad she is okay, and they have this on the project list.

NEW BUSINESS:

EXECUTE AGREEMENT FOR GRANT PROGRAM FOR HERSHEY FIRE:

Chairman Moyer made a motion to authorize the Chairman of the Board of Supervisors to execute a Grant Agreement for the Dauphin County Local Share Municipal Grant Program for the new Hershey Volunteer Fire Station Project. Supervisor Engle seconded them motion. **Motion carried 5-0.**

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SKETCH PLAN – HERSHEY WEST END MASTER PLAN – PLAT #1296:

Mr. Emerick discussed the plan for Hershey Trust Company, proposing the development of a new mixed-use community based on traditional neighborhood design principles. The site proposed for development consists of approximately 245.79 acres located south of US Route 322, east of Waltonville Road, west of Bullfrog Valley Road and north of Wood Road. Existing development on the site consists of the Cocoa Beanery Restaurant and Cafe, Hershey Center for Applied Research (HCAR) and the recently expanded U-Gro Early Childhood Learning Center. He stated the plan also includes the following development: a hotel/conference center, medical office buildings, commercial, retail, restaurants, recreational uses, institutional uses and open space with single family homes, townhouses, assisted living, apartments and age- restricted apartments. He stated there would be a network of trails and open space. The project is anticipated to be built over 10-15 years. DTMA is currently evaluating its infrastructure to determine its ability to provide conveyance and treatment capacity. He spoke about the floodplain, wetlands and open space areas. He stated streets will be offered for public dedication.

Mr. Ken Gall, Hershey Trust, provided the background for the plan. He stated after tonight's meeting they will be submitting an application and plan. He introduced his team who was here to answer questions and talk about the plan. Mr. Bill Fredericks, RGS Associates, showed the Board the location and roads of the plan. He discussed stormwater discharges under 322 and Bullfrog including a series of basins. He spoke about the uses for the land. They did review the plan with the Planning Commission and have their comments. Supervisor Cort asked if the public could view the plan and Mr. Gall stated it is on their website of HTC realestate.com. She asked about the phases and timing. Mr. Gall stated Phase one is what is existing today. Phase Two will include Englewood Bar, Medical Center, Building and maybe the hotel. Phase three will be built for the market.

Mr. Dave Tsudy discussed the stormwater plan. He showed where the stormwater basins and flow would be. He stated they would adjust the pipes and have detentions to help. Supervisor Zmuda asked about the housing and asked if it would be private, price ranges, and if it would be accessible by all. Mr. Gull stated they would be small units and wouldn't be mansions. Vice Chairman Weir asked about the environmental items and putting a value on open space. Mr. Gall believes in sustainability of the open space and spoke about bringing in experts to help with the planning. Supervisor Engle noted that the property would be a taxable parcel and would also help increase earned income for the Township with the residents moving into these developments. Chairman Moyer asked about the traffic circle and Middletown Road. Mr. Gall spoke about the traffic circles with PennDOT. Mr. Mellott, Traffic, Planning, and Design, discussed the traffic impact study and scoping. They have identified the issues with Middletown Road and are working on it. He discussed the bridges and PennDOT. They hope to submit the scoping document next week and then there will be a meeting with PennDOT. Mr. Emerick stated he will be attending the meeting with PennDOT.

SECURITY RELEASE – COUNTRY MEADOWS OF HERSHEY – PLAT #1251:

Supervisor Engle made a motion to authorize the release of maintenance security in the amount of \$3,450 provided as cash for the Preliminary/Final Land Development Plan for Country Meadow of Hershey, Plat #1251. Supervisor Cort seconded them motion. **Motion carried 5-0.**

CHOCOLATETOWN SQUARE PARK LIFE CHOCOLATE EVENTS:

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Supervisor Cort made a motion to allow alcoholic beverages to be on the property of ChocolateTown Square Park in conjunction with the Downtown Hershey Association's 2018 Life on Chocolate event series, including:

- Life on Chocolate Kick-Off Event, May 15
- Market on Chocolate, Saturdays, June through September 2018
- Culturefest, June 23, 2018
- Music on Chocolate, Second Saturday of each month, June through September 2018
- Choctoberfest, October 20, 2018.

Supervisor Zmuda seconded the motion. **Motion carried 5-0.**

STREET ART REQUEST – MONARCH CONSERVATION – ALONG COCOA AVE:

Mr. Emerick stated the zoning ordinance allows for murals. The proposed art will be placed at the Monarch Butterfly and Pollinator Conservation Area along Cocoa Avenue. The proposed art will be a canvas measuring about 4x4, sandwiched between two pieces of acrylic, and mounted on a wooden frame. This art is part of a series of works known as the "Butterfly Mural Trail," which will consist of 12 works leading to the Ned Smith Center for Nature and Art to be installed over the next two years.

Supervisor Cort made a motion to approve the Butterfly Mural street art as proposed. Supervisor Weir seconded the motion. **Motion carried 5-0.**

INAUGURAL BULLY BLITZ 5K RUN:

Supervisor Engle made a motion to approve the conducting of the Inaugural Bully Blitz 5K run/1-mile Walk scheduled for Saturday May 5th, 2018 starting at 9:00 a.m. on Township roadways on a route approved by the Derry Twp. Police Department. Chairman Moyer seconded the motion. **Motion carried 5-0.**

CORRESPONDENCE BOARD/COMMITTEE INFORMATION:

Supervisor Zmuda spoke about the great ideas he heard in the Sunday PSATS session he attended. Vice Chairman Weir attended the PSATS meeting and received good information on flooding, zoning and other issues. He asked for volunteers for the planting of 23 trees. Supervisor Cort stated there is a Diversity meeting on May 21st at the Hershey Story. She asked residents to call/ask questions about the Recreation center and stated they have spoken about the Library and Recreation Center.

REPORTS:

<u>Fire</u>	Mr. Sassman stated they responded to 191 calls, up 20%. Five members of the fire company are out in Indiana for training. He thanked the Board for the grant application for the fire company.
<u>Public Works</u>	Mr. Piccolo spoke about the delay in fixing the crosswalk at Valley and Chocolate. Once the weather and temperature are at acceptable levels, they will work on it. He stated they have been working on Bullfrog Pond.
<u>Recreation</u>	Mr. Mandia thanked Public Works for their work on Bullfrog Pond. He stated May 5 is the Fishing Derby. May 8 is the public meeting on the schematic design at 7:00 p.m.

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ACCOUNTS PAYABLE and PAYROLL:

Chairman Moyer made a motion to approve accounts payable in the amount of \$550,900.87 and Payroll of \$368,064.72. Supervisor Zmuda seconded the motion. **Motion carried 5-0.**

VISITOR/PUBLIC COMMENTS:

Mr. Gamble asked the Supervisors and guests to speak into their mics. He couldn't hear what they were saying tonight.

Mrs. Susan Kreider thanked the Board for their service. She asked the Board to look at their current funding. She believes there is a need for a new Recreation Center. She believes they need to work together on one initiative with the Library and Recreation Center which could be a win/win.

ADJOURNMENT:

Supervisor Cort made a motion to adjourn the meeting at 8:23 p.m. Supervisor Engle seconded the motion. **Motion carried 5-0.**

SUBMITTED BY:

Justin C. Engle
Township Secretary