

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS PUBLIC HEARING MINUTES
JULY 10, 2018

CALL TO ORDER

Chairman Marc A. Moyer, called the July 10, 2018 Public Hearing of the Township of Derry Board of Supervisors to order at 6:09 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. A roll call was completed.

IN ATTENDANCE:

SUPERVISORS

Marc A. Moyer, Chairman
Matthew A. Weir, Vice Chairman
Susan M. Cort
Richard D. Zmuda

ALSO PRESENT:

Jill Henry, Assistant Township Manager
Jon A. Yost, Township Solicitor
Chuck Emerick, Director of Community Development
Julie Echterling, Recorder

Public in Attendance:

No one from the public signed in.

INTRODUCTION:

Chairman Moyer stated this is a public hearing regarding the proposed Ordinance 705, which would amend Chapter 225 (Zoning) of the Code of the Township of Derry to make general revisions, corrections, and clarifications.

Mr. Emerick stated this public hearing is to discuss proposed changes to provide corrections and clarifications to specific standards. Below are the proposed changes discussed:

- The Hershey Mixed Use zoning district covers a substantial area of land and a number of different types of uses. The base zoning district currently provides a maximum height of 35 feet, a maximum impervious coverage of 40%, and a minimum vegetative coverage of 60% for all uses permitted in the District. As a result, many of the existing nonresidential uses in the district were made to be nonconforming to current standards. The text amendment proposes a maximum 50-foot height, 60% impervious coverage, and 30% vegetative coverage in the district for permitted nonresidential uses. This will fix most of the nonconformities.
- Since the above text amendment would raise the maximum height requirements to 50 feet in the base Hershey Mixed Use zoning district, maximum height requirements are also proposed to be changed from 45 feet to 50 feet in the Compact Development Overlay and East Chocolate Avenue Overlay zoning districts. The height requirements in the Southern Core Overlay zoning district would also change from 40 feet to 50 feet.
- Wall sign regulations were updated to permit additional design options for business owners. Current regulations limit sign height or width to 3 feet. The proposed text amendments would allow taller signs if the sign is being limited to a maximum sign area.
- There have been concerns raised regarding the intensity of the illumination of signs that is permitted by the Ordinance. The text amendment proposes to add lighting intensity standards that are consistent with industry-wide accepted lighting levels.

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- Electronic message boards have been permitted on Commercial Entertainment Identification signs Zoning regulations. Regulations are proposed to be updated, specifically relating to illumination requirements and the number of changing messages that are permitted to be displayed on the sign within a certain time interval.
- Regulations are proposed to be added for wayfinding signs. Current regulations define what a wayfinding sign is but provides no regulations regarding maximum sign height or area. This correction is needed to ensure these signs are consistently enforced in a similar manner to other signs in the Township.
- Updates are proposed for the Mural and Street Art review process. To avoid confusion, the requirements are proposed to be relocated to the General Regulations article of the Zoning Ordinance. Regulations have also been updated to better define the process for anyone proposing a Mural or Street Art element in the Township.

He stated the Derry Township Planning Commission, at their July 2, 2018 meeting, recommended that Ordinance No. 705 be adopted as written, with the inclusion of any revisions suggested by the Dauphin County Planning Commission. The Dauphin County Planning Commission supported the Ordinance as written.

PUBLIC COMMENTS:

There were no public comments offered.

Supervisor Cort asked if these were normal updates to the Ordinance. Mr. Emerick stated some of the upcoming projects depend upon these changes. There are two additional changes being worked on with Bed and Breakfast and medical marijuana which will be discussed later. Vice Chairman Weir asked about the 50-foot structures. Mr. Emerick replied it would be allowed for churches, but not for residential and commercial.

ADJOURNMENT:

Chairman Moyer made a motion to adjourn the hearing at 6:16 p.m. Supervisor Cort seconded the motion.
Motion carried 4-0.

SUBMITTED BY:

Justin C. Engle
Township Secretary