

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
November 7, 2018**

**CALL TO ORDER**

The Wednesday, November 7, 2018 Derry Township Planning Commission meeting was called to order at 6:03 p.m. in the meeting room of the Derry Township Municipal Complex, Administration Building, 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; Tom Wilson

Also Present: Chuck Emerick, Director of Community Development; Brandon Williams, Assistant Director of Community Development; Matt Bonanno, HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission representative; Jenelle Stumpf, Community Development Secretary

Public Registering Attendance: Amy Kronenberg, GMS Funding Solutions; Craig Mellott, TPD; Ken Gall, Todd Pagliarulo – Hershey Trust Company; Tim Anderson, Pepper Hamilton, LLP; Greg Koussis, Capital Construction Management; Mark Hackenburg, Bill Fredericks – RGS Associates; Jim Snyder, Brandon Harner – Snyder, Secary & Associates; Dave Getz, Wix, Wenger & Weidner; John Foley, NAI/CIR; Bill Hoy, Shaner Hotel; Jim Kwon, Chafia; Matt Weir, Derry Township Supervisor

**APPROVAL OF MINUTES**

On a motion made by Secretary St. John and seconded by Vice Chairman Santostefano, the Planning Commission unanimously approved the minutes from the October 2, 2018 meeting, as written.

**OLD BUSINESS**

**A. Review and recommendation of Conditional Use Application No. 2018-01 (regarding a Master Plan), as filed by Hershey Trust Company, Trustee for Milton Hershey School, for Hershey West End**

Hershey Trust Company is proposing the development of a new mixed-use community on approximately 245.79 acres located within the Township's Planned Campus West zoning district. The land is also subject to the overlay requirements of the Community Heritage Buffer (Overlay 1) along U.S. Route 322 and the Planned Campus West Future Development Area (Overlay 7). The parcel west of Waltonville Road lies within the Conservation zoning district, as does a portion of the property on the east side of Bullfrog Valley Road. The properties proposed for development currently consist of five separate parcels to be consolidated into one tract of land. The majority of the project area falls within the West Master Plan Approval Area which allows for the consideration and approval of an optional Master Plan through the Conditional Use process. Existing development on the east end of the site consists of the Cocoa Beanery Restaurant and Café, Hershey Center for Applied Research, and the recently expanded U-Gro Early Childhood Learning Center. There is also an existing barn situated

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in the northeastern portion of the site, which is the subject of a recent conditional land development plan approval for adaptive reuse and expansion to accommodate a 292-seat restaurant/brewery with an accessory 240-seat live entertainment venue. The southwestern corner of the site also contains another barn and rental homestead, which will remain as is. The development proposes a mix of commercial and residential uses, including retail; a grocer; restaurants; a hotel/conference center; office buildings; community buildings; single-family homes; apartments; townhouses; age-restricted apartments; and assisted living facilities.

Brandon Williams explained that at the request of the applicant and in fairness to the Planning Commission, review of this project was intended to span two meetings. During the October 2, 2018 meeting the Commission discussed the initial introduction of the project scope and focused on the site layout, phasing, stormwater, parking, third-party permitting, pattern book, wayfinding signage, and landscaping. At tonight's meeting, the Commission will discuss traffic, PennDOT permitting, the economic impact report, and the form of ownership for the development.

Mr. Williams stated that regarding the shared parking requirements, the applicant indicated in their original submission that on-street parking spaces would be included in the total parking counts for the development. Township staff's interpretation of the requirements is that on-street parking spaces can only be counted if the streets are to remain private. Since the streets are intended to be dedicated to the Township, the Zoning Hearing Board would not have needed to consider relief of the requirements to permit on-street parking to be included in the parking counts. As a result of staff's previous review comments, the applicant will be updating the parking counts so that on-street parking is not included in the total and therefore would not require relief from the Zoning Hearing Board. The applicant has also provided preliminary agreement to not exceed a maximum building height of 65 feet within the development.

Chuck Emerick reviewed the list of requested waivers and staff's recommendations.

Mr. Emerick stated that the Township does not permit dead-end streets. He had a long discussion with the applicant about whether or not they could front properties on the alleys and in the end, Mr. Emerick conceded that this could be done because it will be a condominium form of ownership. However, Mr. Emerick would like to see a design that provides a hammerhead or some way that larger vehicles can turn around.

Mr. Williams went over staff's review comments and Eric Stump, HRG, went over his comments for the traffic study and truck turning exhibit.

Amy Kronenberg, GMS Funding Solutions, explained how the property tax, earned income tax, occupation tax, local services tax, real estate transfer tax, permit fee revenue, and estimated expenditures for the Township and the School District were determined for the project's Economic Impact Report. Vice Chairman Santostefano inquired if the projected occupation tax, which was estimated based on 2016 demographic information, was adjusted for inflation. Ms. Kronenberg responded that it was not.

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Ms. Kronenberg explained the economic impact projections based on the phases of development and noted that the total revenues will exceed the total expenditures at full build-out. Vice Chairman Santostefano commented that it does not seem as though GMS Funding Solutions' methodology for municipal expenditures takes into account all the new roads and the expenses involved in maintaining them. Ms. Kronenberg stated that they had to use the specific formulas that are outlined in Appendix E of the Zoning Ordinance; however, in the final report they can provide a projection of the additional liquid funds anticipated as a result of the new roadways. Vice Chairman Santostefano asked how many miles of roads there will be at full build-out. Mr. Williams answered that there will be approximately 5 miles of new roads.

Ms. Kronenberg reviewed the economic impact projections for the School District and noted that at full build-out of the development, the School District will realize a sizeable increase in reoccurring property taxes. Secretary St. John inquired if the projections take into account the need for new construction. Ken Gall, Hershey Trust Company, commented that he and Ms. Kronenberg met with the School District's business manager and superintendent and based on the projected number of students, it does not appear as though additional construction will be needed. Secretary St. John stated that there is always new development and taxes keep going up, not down, so there is an increase in expenditures somewhere. She wonders where that breaking point is in the Township and School District and when the next development will require major improvements. Ms. Kronenberg commented that she and Mr. Gall provided all of the same projections for the number of new students when they met with the School District. The business manager and superintendent indicated it is likely that a number of new students could be absorbed into the existing system. Additionally, not every student will come in at kindergarten and be in the system for the next 12 years; there will be some turnover. Secretary St. John asked if all of the numbers are based on the assumption that all of the dwelling units are occupied. Ms. Kronenberg answered yes, and the absorption rates in the local residential real estate market support that.

Craig Mellott, Traffic Planning and Design, Inc., discussed the following points regarding the traffic impact study:

- Given the unique nature of the development, PennDOT and the Township agreed to a two-phased approach to the traffic impact study. Traffic Phase 1 will include land development Phases 1 and 2. Traffic Phase 2 will include land development Phases 3, 4, and 5. A subsequent traffic impact study will be done prior to Traffic Phase 2. This will allow actual data from Traffic Phase 1 to be collected and evaluated before Traffic Phase 2, resulting in a more accurate assessment.
- Improvement recommendations for external streets.
  - The key feature of the plan is the construction of West End Avenue. The intent of that road is to provide an alternate route to the Medical Center and help alleviate traffic on Wood Road and Route 322.
  - A possible future connector road from Middletown Road to Waltonville Road. Hershey Trust Company does not own all the necessary property to accomplish this. Right-of-way

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acquisition would be necessary. Additionally, the Trust Company is not committing to the funding of the connector road.

- Updates to the timing for the three existing traffic signals in the area of the development.
- A new traffic signal at the westbound off-ramp from Route 322 in conjunction with the roundabout. Secretary St. John asked if there will also be a dedicated right turn lane to mitigate the existing backlogs that occur. Mr. Mellott stated that the proposed analysis did not show the need for a dedicated right turn lane, probably because people who are trying to turn right are using the shoulder of the road to get around vehicles waiting to turn left. He believes that after the installation of the new signal, the backlog for vehicles turning left will decrease. Even though the traffic level of service does not show the need for an additional lane, detectors will be placed on the ramp so that the signal is automatically tripped in the event the ramp needs to be cleared.

Secretary St. John commented that there is proposed development on Middletown Road for 300 additional units. If approved, construction will likely take place in the middle of the Hershey West End development construction. She inquired how 300 more units on Middletown Road will be addressed. Mr. Emerick responded that both of the developments Secretary St. John is talking about require zoning changes, and Mr. Emerick is not sure the concept of rezoning the properties is being embraced by the Township. However, there is the potential for development along Middletown Road on land that is already appropriately zoned. Mr. Mellott stated that if the Hershey West End project gets approved and another development is proposed after that, traditionally what PennDOT would require (if they are involved) is that the Hershey West End volumes are factored into the next development. Chairman Rowe commented that it is never that easy. Any time there are phases in a development there is a risk for the Township and the developer because it gets very cloudy as to who is responsible for improvements as other developments come in. He encouraged the applicant to have a good grasp on what they think will happen in Traffic Phase 2 because currently there are a lot of unknowns that could have a very significant impact on construction costs.

- Proposed roundabout concept.
  - A single lane roundabout is shown in the traffic impact study in Traffic Phase 1. The traffic impact study also indicates that in the future (approximately in 2035) there may be the need for a multi-lane roundabout as volumes grow during the build-out of the development.

Vice Chairman Santostefano stated that the Milton Hershey School roundabout on Route 322 at Meadow Lane has a couple of right-turn bypass lanes and asked if that might make sense for this situation. Mr. Mellott responded there is no objection from the applicant to do that but the capacity analysis did not show the need for it. The other thing to keep in mind is that every time a lane is added, there are 12 additional feet or more that a pedestrian has to cross. Mr. Mellott stated that the roundabout will be designed to accommodate bike traffic, including an alternate pull-off route for cyclists who do not want to ride through the roundabout with the flow of traffic.

Chairman Rowe stated that he agrees it makes sense to do the phasing for the traffic impact

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study; however, the applicant has to anticipate the need for the two-lane roundabout in the future and how that will fit into the setting. He also thinks there will be an operational challenge regarding directional signage.

Bill Fredericks, RGS Associates, summarized the uses within the Master Plan that require Conditional Use approval.

Tim Anderson, Pepper Hamilton, stated that most of this property is already governed by a Declaration of Condominium and explained how the Hershey West End condominium is proposed to be configured.

**MOTION ON CONDITIONAL USE APPLICATION NO. 2018-01**

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 Conditional Use Application No. 2018-01 be granted, subject to the following being satisfactorily addressed:

- a. Items 2, 3, 4, 5, and 6 in Township staff's November 1, 2018 report.
- b. The comments in the November 6, 2018 HRG letter.

**B. Review and recommendation of the Preliminary/Final Subdivision and Land Development Plan for Middletown Road Site, Plat #1308**

This plan was withdrawn.

**C. Review and recommendation of the Preliminary/Final Subdivision and Land Development Plan for Towneplace Suites, Plat #1309**

Mr. Williams reported that the plan represents the consolidation and land development of the properties at 554-574 West Chocolate Avenue. The land is located at the corner of Hillcrest Road and West Chocolate Avenue. The development tract is in the Hershey Mixed Use and Downtown Core Overlay zoning districts. The applicant proposes to combine the six lots into a single 0.8082-acre development tract. The property presently contains 6 existing dwellings and associated accessory structures, which will all be demolished to make way for a five-story, 84-room hotel. Mr. Williams noted that a hotel use is a by-right permitted use within the Downtown Core Overlay zoning district. The applicant has indicated that the use will not generate traffic at the threshold that would require a full traffic study (100 or more peak hour trips). The plan indicates that the hotel use will generate 838 average daily trips.

Mr. Williams; Matt Bonanno, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments. Mr. Williams also referenced DTMA's review comments.

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Brandon Harner, Snyder, Secary & Associates, represented the applicant.

Secretary St. John inquired if the rendering provided by the applicant is exactly what is proposed. Mr. Harner answered yes, to the best of their knowledge at this point. Secretary St. John asked if the proposal will be reviewed by the Downtown Core Design Board. Mr. Williams answered yes. Secretary St. John asked if there is anything in the design that not in compliance with the Downtown Core Design Standards? Mr. Emerick responded that the applicant was very methodical in creating the design for the proposed hotel. They have incorporated elements of the Courtyard Marriott on East Chocolate Avenue and components recommended by the Downtown Hershey Master Plan. The applicant has worked very well with Township staff in trying to address comments that have been noted so far.

Chairman Rowe commented that this hotel will likely get Lyft and Uber services which will drop people off at the front of the building instead of going around to the parking lot in the back. He recommended that the applicant look at the existing striping because the Township does not want any conflicts with the merge area on West Chocolate Avenue and Lyft or Uber vehicles when they are dropping people off. Chairman Rowe stated that he is not suggesting long-term parking, but the applicant needs to be aware of the conflict area in front of the proposed hotel. Mr. Emerick noted that he thinks there is already on-street parking in front of the property. Mr. Harner confirmed this.

Vice Chairman Santostefano asked if it is intended for guests to come to the front of the building to check in or to enter the building from the underground parking area. Mr. Harner replied that the plan is for guests to check in using the rear entrance adjacent to the parking lot.

Chairman Rowe asked if there will be valet parking. Mr. Harner answered yes; the auto lifts are intended for valet and employee use only. Chairman Rowe inquired if the auto lifts will have battery back up. Mr. Harner answered no, they will be hard powered.

Vice Chairman Santostefano asked about the timing of construction if the project receives approval. Bill Hoy, Shaner Hotels, responded that they hope to be under construction by summer 2019.

**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 and Stormwater Management Ordinance:

- a. From Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding providing profiles of existing, unaffected storm sewer, sanitary sewer, gas, and water lines within the property, with the stipulation that all proposed and altered storm sewer, sanitary sewer, gas, and water lines, including lateral connections, are profiled; and regarding the scale for the profiles.
- b. From Section 185-22.D.(3) regarding additional right-of-way and cartway width along all street frontages (West Chocolate Avenue, Hillcrest Road, and South First Street).

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- c. From Section 174-13 regarding stormwater volume control requirements.
- d. From Section 185-25.A regarding the separation distance for the proposed driveway onto Hillcrest Road. (proposed to be less than 60' from S. First St.

MOTION ON PLAT #1309

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 #1309 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the October 30, 2018 Township staff report.
- b. The comments in the October 25, 2018 HRG letter.
- c. The comments in the November 1, 2018 DTMA letter.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion by Secretary St. John, seconded by Vice Chairman Santostefano, and a unanimous vote, the meeting adjourned at 8:33 p.m.

Respectfully submitted,

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Joyce St. John  
Planning Commission Secretary

Submitted by:

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Jenelle Stumpf  
Community Development Secretary (*stenographer*)