

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 10, 2019**

CALL TO ORDER

The Tuesday, December 10, 2019 Derry Township Planning Commission meeting was called to order at 6:08 p.m. in the meeting room of the Derry Township Municipal Complex, Administration Building, 600 Clearwater Road, Hershey, PA, by Chairman Don Santostefano.

ROLL CALL

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

Commission Members Absent: Tom Wilson, Secretary; Matt Tunnell

Also Present: Chuck Emerick, Director of Community Development; Jenelle Stumpf, Planning/Zoning Coordinator; Matt Bonanno, HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission representative

Public Registering Attendance: Craig S. Raynor, Pennoni; Marvin Smith, Penn State Hershey

APPROVAL OF MINUTES

On a motion made by Member Rowe and seconded by Vice Chairwoman St. John, the Planning Commission approved the minutes from the November 5, 2019 meeting, as written.

OLD BUSINESS

- A. Report of the Board of Supervisors' action regarding adoption of Ordinance No. 718, amending Chapter 185 (Subdivision and Land Development) of the Code of the Township of Derry as necessary to be consistent with the Township's revised Tree Ordinance (Chapter 201)**

Chuck Emerick stated that the Board adopted Ordinance No. 718.

- B. Report of the Board of Supervisors' action regarding a waiver from filing a land development plan, as requested by Hershey Square 2014, LP, regarding redevelopment of Hershey Square Shopping Center**

Mr. Emerick reported that the Board granted the waiver.

- C. Report on the Board of Supervisors' action regarding the Preliminary/Final Lot Add-On and Land Development Plan for Goddard School of Hershey Expansion, Plat 1318**

Mr. Emerick reported that the Board conditionally approved the plan.

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D. Report on the Board of Supervisors' action regarding the Revised Final Subdivision Plan for Crystal A Drive, Plat 1319

Mr. Emerick reported that the Board approved the plan.

E. Report on the Board of Supervisors' action regarding adoption of a Decision for Conditional Use Application No. 2019-06 regarding 826 Reese Avenue, as filed by Oleg Badmaev

Mr. Emerick reported that the Board adopted a Decision granting approval of the Conditional Use.

F. Report on the Board of Supervisors' action regarding adoption of a Decision for Conditional Use Application No. 2019-07 regarding 1446 East Chocolate Avenue, as filed by Oleg Badmaev

Mr. Emerick reported that the Board adopted a Decision granting approval of the Conditional Use.

G. Report on the Board of Supervisors' action regarding the Revised Preliminary/Final Land Development Plan for Derry Township Community Center, Plat 1320

Mr. Emerick reported that the Board approved the plan.

H. Report on the Board of Supervisors' action regarding adoption of Resolution No. 1599, amending Derry Township's 2015 Comprehensive Plan as necessary for consistency with the Township's proposed new Zoning Ordinance

Mr. Emerick reported that the Board adopted Resolution No. 1599.

I. Report on the Board of Supervisors' action regarding adoption of Ordinance No. 720, adopting the new 2019 Zoning Ordinance

Mr. Emerick reported that the Board adopted Ordinance No. 720.

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Subdivision Plan for Penn State Health Milton S. Hershey Medical Center Lots 4, 6, 7, and 8 Consolidation and New Academic Support Building Lot 9, Plat 1321

Mr. Emerick explained that the Penn State Health Milton S. Hershey Medical Center campus consists of 551.94 acres. Of that total, 382.47 acres are contained within Lots 1 (the original land grant from the Hershey Trust Company), 2 and 3, whose uses include the main hospital, Children's Hospital, Cancer Institute, medical school, and related functions such as student housing. The remaining 169.47 acres are identified as Lot 4, another Lot 4, and Lots 5, 6, 7, and 8 and were

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acquisitions by the Medical Center. This plan submission is for the purposes of redefining the lot line on the 169.47 acres. This plan proposes no new buildings or other such improvements and therefore does not require stormwater or traffic considerations.

Chairman Santostefano asked for confirmation that lot lines are being dissolved with this plan, even though two different owners are involved (Penn State University and Penn State Health). Mr. Emerick said yes. The lots will be able to be on separate deeds.

Mr. Emerick noted that in addition to the numerous waivers from the Subdivision and Land Development Ordinance that were requested with the submission of the plan, earlier this evening the applicant also verbally requested a waiver from Sections 185-12.D.(4).(b) and 185-13.E.(5).(b) regarding DEP's approval of a sewer planning module waiver.

Mr. Emerick; Matt Bonanno, HRG; and Diane Myers-Krug, Dauphin County Planning Commission representative, went over their plan review comments.

Craig Raynor of Pennoni Associates represented the applicant and stated that they take no exception to the review comments.

MOTION ON WAIVERS

On a motion made by Member Rowe, seconded by Vice Chairwoman 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.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding showing existing features within 200' (for a preliminary plan) and 50' (for a final plan) of the tract.
- b. From Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding showing the location of various sensitive environmental areas.
- c. From Section 185-12.D.(3).(a).[16] regarding showing the location of known sinkholes.
- d. From Sections 185-12.D.(3).(a).[21] and Section 185-13.E.(4).(a).[19] regarding showing profiles of existing stormwater sewers.
- e. From Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding showing profiles of existing sanitary sewers.
- f. From Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding showing profiles of existing gas and water systems.

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- g. From Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding showing topographic land contours within 200' (for a preliminary plan) and 50' (for a final plan) of the perimeter.
- h. From Sections 185-12.D.(3).(a).[38] and 185-13.E.(4).(a).[42] regarding providing the purpose of existing rights-of-way and easements.
- i. From Section 185-12.D.(3).(a).[39] regarding providing a statement from utilities indicating conditions attached to easements and rights-of-way.
- j. From Section 185-13.E.(4).(a).[7] regarding providing metes and bounds for street centerlines, easements, and other rights-of-way.
- k. From Sections 185-18.C and D regarding setting iron pins or nails in locations where it is not feasible to set monuments.
- l. From Sections 185-12.D.(2) and 185-13.E.(3) regarding the plans being prepared at a scale not smaller than 1"=50'.
- m. From Sections 185-12.D.(4).(b) and 185-13.E.(5).(b) regarding DEP approval of a sewer planning module waiver.

MOTION ON PLAT 1321

On a motion made by Member Rowe, seconded by Vice Chairwoman St. John, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1321 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 November 19, 2019 HRG letter.

B. Review and recommendation of the Preliminary/Final Subdivision Plan for 647 and 653 Sand Hill Road for Michael and Elizabeth Federici, Plat 1322

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

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion by Chairman Santostefano, seconded by Vice Chairwoman St. John, and a unanimous vote, the meeting adjourned at 6:24 p.m.

Respectfully submitted,

Thomas P. Wilson
Planning Commission Secretary

Submitted by:

Jenelle Stumpf
Planning/Zoning Coordinator (*acting as stenographer*)