

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
May 5, 2020

CALL TO ORDER

The Tuesday, May 5, 2020 Derry Township Planning Commission meeting, which was conducted via video conference due to the COVID-19 crisis, was called to order at 6:00 p.m. by Chairman Don Santostefano.

ROLL CALL

Commission Members Present (*via video conference*): Don Santostefano, Chairman; Joyce St. John, Vice Chairwoman; Tom Wilson, Secretary; Glenn Rowe; Matt Tunnell

Commission Members Absent: None

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

Public Attendance (*via video conference*): Jonathan Bowser, Justin Kuhn, Elliot Shibley – Integrated Development Partners

APPROVAL OF MINUTES

On a motion made by Secretary Wilson, seconded by Member Rowe, and a unanimous vote, the Planning Commission approved the minutes from the March 3, 2020 meeting, as written.

OLD BUSINESS

A. Report on the Board of Supervisors' action regarding Conditional Use Application No. 2020-01 for 759 Middletown Road, as filed by Garg Enterprise, LLC

Chuck Emerick stated that the Board granted the Conditional Use request, with conditions.

B. Report on the withdrawal of Conditional Use Application No. 2020-02 for 1601 East Chocolate Avenue, as filed by Oleg Badmaev

Mr. Emerick explained that due to the postponement of the Board of Supervisors meeting at which this Conditional Use request was to be considered and the effect of the postponement on the terms of the Agreement of Sale for the property, Mr. Badmaev withdrew his application from consideration.

C. Report on the Board of Supervisors' action regarding the settlement agreement for the Preliminary/Final Subdivision and Land Development Plan for Towneplace Suites Hotel, Plat 1328

Mr. Emerick stated that the Board approved the settlement agreement.

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D. Report on the Board of Supervisors' action regarding Conditional Use Application No. 2019-08 (regarding a Master Plan) for 50 Northeast Drive, as filed by Cacao Way, LLC

Mr. Emerick stated that the Board granted the Conditional Use request, with conditions.

NEW BUSINESS

A. Review and recommendation of the Third Revised Final Land Development Plan for Hershey High Pointe, Plat 1329

Chuck Emerick explained that the land proposed for development is the former Alpine nursing home located at the end of Rhue Haus Lane, which closed in 2003. Since this is a revised final plan of a valid approved preliminary/final plan, the zoning and subdivision regulations that were in effect with the first plan approval can be utilized, as the developer has chosen to do. This revised plan proposes to demolish the existing larger building and place two buildings in that general area. One of the buildings will contain 5 units and the other will contain 8 units. The other major alteration to this plan is that the two proposed apartment buildings will be replaced with one building containing 39 units. The applicant notes that the units proposed in the 39-unit apartment building will be leased and the 51 remaining units will be declared units of a condominium. Since the end result is 90 units, the parking demands have not changed from the last revision of the plan.

Mr. Emerick listed the requested waivers. Justin Kuhn, Integrated Development Partners, also requested waivers from Sections 185-13.E.(4).(a).[19], [20], and [21].

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

In response to a question from Secretary Wilson, Mr. Kuhn stated that the applicant does not have any concerns with the review comments that have been presented.

MOTION ON WAIVERS

On a motion made by Secretary Wilson, 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 Section 185-13.E.(1) regarding plan sheet size.
- b. From Section 185-13.E.(4).(a).[9] regarding existing features within 200 feet. The applicant shall also add this waiver request to the coversheet of the plan.
- c. From Sections 185-13.E.(4).(a).[19], [20], and [21] regarding plans and profiles of proposed and existing stormwater sewer, sanitary sewer, and gas and water systems at a scale of 1" = 50' horizontal and 1" = 5" vertical. The applicant shall add these waiver requests to the coversheet of the plan.

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MOTION ON PLAT 1329

On a motion made by Secretary Wilson, seconded by Vice Chairwoman St. John, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1329 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 April 13, 2020 HRG letter.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion by Vice Chairwoman St. John, seconded by Member Rowe, and a unanimous vote, the meeting adjourned at 6:30 p.m.

Respectfully submitted,

Thomas P. Wilson
Planning Commission Secretary

Submitted by:

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