

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 6, 2020**

CALL TO ORDER

The Tuesday, October 6, 2020 Derry Township Planning Commission meeting, which was conducted via video conference (Zoom Webinar) due to COVID-19, was called to order at 6:02 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

Commission Member Absent: Matt Tunnell

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*): Brandon Johnson, Mike Kearney – Cacao Way, LLC; Mark Hackenburg, RGS Associates; Dave Getz – Wix, Wenger & Weidner; Andy Andrews; Sarah Dropkin

APPROVAL OF MINUTES

On a motion made by Vice Chairwoman St. John and seconded by Member Rowe, the Planning Commission approved the minutes from the August 4, 2020 meeting, as written.

OLD BUSINESS

A. Report on the Board of Supervisors' action regarding Conditional Use Application No. 2020-04 for 1527 East Caracas Avenue, as filed by Lisa Nguyen

Chuck Emerick stated that the Board adopted a Decision granting the Conditional Use, as recommended by the Planning Commission.

B. Review and recommendation of the Final Land Development Plan for Cacao Way, Plat 1331

Chuck Emerick explained that this plan proposes to raze the existing former Milton Hershey School student home at 50 Northeast Drive and construct a 4-story, 75-unit market rate apartment building. The units are proposed to be comprised of 39 one-bedroom units and 36 two-bedroom units. Approval of a Conditional Use for a Master Plan was granted by the Board of Supervisors on April 14, 2020, allowing the processing of this Final Plan. Mr. Emerick stated that waivers of certain portions of the Subdivision and Land Development Ordinance were granted as part of the Master Plan process, and no further action by the Planning Commission is required. Additionally, at the August 4, 2020 Planning Commission meeting, the Commission recommended that the Board of Supervisors grant the additional waivers from the Subdivision and Land Development Ordinance that were requested by the

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applicant in conjunction with Plat 1331. No further action by the Planning Commission is required regarding these waivers.

Mr. Emerick and Matt Bonanno, HRG, went over their plan review comments.

Mark Hackenburg with RGS Associates, the engineer for the applicant, stated that as an update, the E&S plan has been forwarded to DEP for review. The issue of the easement on the Tanger Outlets property is moving forward and the applicant is confident they can bring the matter to closure. The applicant accepts all other conditions of approval as stated.

MOTION ON PLAT 1331

On a motion made by Member Rowe, seconded by Secretary Wilson, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1331 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 2 of the Township staff report.
- b. The comments in the September 16, 2020 HRG letter.

NEW BUSINESS

None.

OTHER BUSINESS

Member Rowe has noticed that at the Starbucks at Tanger Outlets, the drive through lane has been backing up into the driveway into the Outlets. He thinks that the Planning Commission and the Township need to be very cognizant of situations when a drive through lane is proposed to be located close to the main entrance of a development and ask more questions during the review and approval process. Member Rowe recommended that when a development involving a drive through lane is proposed, a study should be done on the impact of the drive through lane.

Chairman Santostefano commented that these are not normal times (*because of COVID-19*). When the Planning Commission reviewed the Starbucks project, it was anticipated that most patrons would go inside the building to order instead of using the drive through.

Mr. Emerick stated that on the weekends, Starbucks closes the inside of the building because of concerns of having too many people in the building during COVID-19, which means all patrons have to use the drive through. That is probably when the drive through lane noticeably backs up. He agreed with Chairman Santostefano that this is an unusual situation due to COVID-19 and also agreed with Member Rowe that it is not a bad idea to do a traffic study on the back up of vehicles in the drive through lane for future projects. Mr. Emerick noted that he has frequented Starbucks since it opened and the drive through lane had functioned well prior to COVID-19.

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Chairman Santostefano asked Mr. Emerick if he recalled how many vehicles can fit in the drive through lane without backing up into the Outlets' driveway. Mr. Emerick responded that on the land development plan for Starbucks, it appears that there is room for approximately 12 vehicles.

Chairman Santostefano thanked Member Rowe for bringing up the issue.

ADJOURNMENT

On a motion made by Vice Chairwoman St. John, seconded by Secretary Wilson, and a unanimous vote, the meeting adjourned at 6:21 p.m.

Respectfully submitted,

Thomas P. Wilson
Planning Commission Secretary

Submitted by:

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