

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
March 1, 2022**

**CALL TO ORDER**

The Tuesday, March 1, 2022 Derry Township Planning Commission meeting was called to order at 6:00 p.m. in the meeting room of the Derry Township Municipal Complex, Administration Building, 600 Clearwater Road, Hershey, PA, by Chairman Tom Wilson.

**ROLL CALL**

Commission Members Present: Tom Wilson, Chairman; Glenn Rowe, Vice Chairman; Matt Tunnell, Secretary; Don Santostefano; Mike Guntrum

Commission Members Absent: None

Township Staff and Review Agency Representatives Present: Chuck Emerick, Director of Community Development; Jenelle Stumpf, Planning/Zoning Coordinator; Matt Bonanno, Ryan Cummings – HRG, Inc.; Diane Myers-Krug, Dauphin County Planning Commission representative

Public Registering Attendance: Tony Trost, Melham Associates; Craig Raynor, Pennoni; George Bivens, Marc J. Infantino – PA State Police; Kyle Fink, Langan; David Narkiewicz, DGS; Melanie Boehmer, MHS

**APPROVAL OF MINUTES**

On a motion made by Member Santostefano, seconded by Vice Chairman Rowe, and a unanimous vote, the Planning Commission approved the minutes from the February 1, 2022 meeting, as written.

**OLD BUSINESS**

- A. Report on the Board of Supervisors' action regarding adoption of Ordinance No. 2021-08, amending the Zoning Map by changing the zoning classification of a portion of the land identified as Dauphin County Tax Parcel No. 24-004-013, totaling approximately 42.5 acres, located north of Hersheypark Drive and south of Police Academy Drive, from Conservation to Planned Campus North**

Chuck Emerick reported that the Board adopted Ordinance No. 2021-08 as written.

**NEW BUSINESS**

- A. Review and recommendation of the Preliminary/Final Subdivision Plan of Dilello Addition, Plat 1349**

Chuck Emerick reported that this plan represents the subdivision of a portion of Lot 1 of the Woodland Hills subdivision, owned by Mark L. and Melanie B. Mascari, to be added to lands of Steven T. Dilello (identified on the plan as Lot 2). Lot 1 fronts on Hillside Road and also has a limited frontage on Clark Road. The Dilello lands front entirely on Clark Road. Lot 1 is principally located in the Conservation

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zoning district, except for a small segment that is located in the Hershey Mixed Use zoning district. The Dilello property is located entirely within the Hershey Mixed Use zoning district. The purpose of this plan is to transfer a narrow segment of land, identified as Lot 1A and containing 2,299 square feet, from Lot 1 to the Dilello property (Lot 2). Since no new development is proposed under this plan, stormwater and traffic concerns do not exist. The narrow segment of land contains a stormwater easement and facilities that serve Lot 1.

Mr. Emerick summarized the waivers that the applicant has requested from the Subdivision and Land Development Ordinance and recommended that additional waivers and deferments be requested. Tony Trost of Melham Associates represented the applicant and formally requested the additional waivers and deferments as recommended by Mr. Emerick.

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

Member Guntrum inquired about the original purpose of the narrow segment of land that is being transferred. Mr. Trost responded that its ownership was reserved for Lot 1 because of the underground stormwater pipe that drains the water from the retention pond on Lot 1 onto Clark Road. The land is currently subject to an access easement for Mr. Dilello, the owner of Lot 2, because his driveway is on that segment of land. The principal use of the land is for access to Lot 2, so it makes more sense for the land to be owned by Mr. Dilello and for a stormwater easement to be created for Lot 1, which is owned by the Mascaris. Mr. Emerick added that the segment of land pre-existed the Woodland Hills development.

In response to a question from Chairman Wilson, Mr. Trost stated that the applicant does not have any issues with the review comments that were presented.

**MOTION ON WAIVERS AND DEFERMENTS**

On a motion made by Vice Chairman Rowe, seconded by Secretary Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the following waivers and deferments be granted from the Subdivision and Land Development Ordinance:

- a. Deferment from Section 185-22.D.(2) regarding right-of-way dedication along Clark Road (adjacent to Lot 2), with the stipulation that the owner of the subject lot enters into an agreement with the Township that would allow the Township to require the additional right-of-way in the future if deemed necessary.
- b. Deferment from Section 185-22.D.(2) regarding cartway widening along Clark Road (adjacent to Lot 2), with the stipulation that the owner of the subject lot enters into an agreement with the Township that would allow the Township to require additional cartway widening in the future if deemed necessary.
- c. Deferment from Section 185-34.A.(1) regarding sidewalks along Clark Road (adjacent to Lot 2), with the stipulation that the owner of the subject lot enters into an agreement with

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the Township that would allow the Township to require the sidewalks in the future if deemed necessary.

- d. Waivers from Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding providing plans and profiles of stormwater sewers. The applicant shall include these waivers on the plan and on a waiver/deferment request/justification letter.
- e. Waivers from Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding providing plans and profiles of sanitary sewer lines. The applicant shall include these waivers on the plan and on a waiver/deferment request/justification letter.
- f. Waivers from Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding providing plans and profiles of gas and water lines. The applicant shall include these waivers on the plan and on a waiver/deferment request/justification letter.
- g. Waivers from Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding providing the location of all existing structures, wooded areas, water courses, rock outcrops, culverts, utilities above or below ground within 200 feet and 50 feet of site, respectively. The applicant shall include these waivers on the plan and on a waiver/deferment request/justification letter.
- h. Waiver from Section 185-12.D.(3).(a).[35] regarding providing contours within 200 feet of site. The applicant shall include this waiver on the plan and on a waiver/deferment request/justification letter.
- i. Deferment from Section 185-22.E.(5) regarding curbing installation along Clark Road (adjacent to Lot 2), with the stipulation that the owner of the subject lot enters into an agreement with the Township that would allow the Township to require the installation of curbing in the future if deemed necessary. The applicant shall include this deferment on the plan and on a waiver/deferment request/justification letter.

**MOTION ON PLAT 1349**

On a motion made by Vice Chairman Rowe, seconded by Member Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1349 be approved, subject to the following being satisfactorily addressed:

- a. Comments 1, 4, 5, 8, 9, 10, 11, and 12 in Item 3 of the Township staff report.
- b. The comments in the February 7, 2022 HRG letter.
- c. Comments 2, 3, 4, and 5 in the February 11, 2022 Dauphin County Planning Commission Review Report.

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**B. Review and recommendation of the Preliminary/Final Subdivision Plan of Sipe Avenue Lot Line Adjustment, Plat 1350**

David Habig explained that this plan represents the relocation of a shared property line between two properties owned by Mountain View Bible Church. Both lots are located on Sipe Avenue and are located within the General Commercial zoning district. The purpose of this plan is to transfer a narrow segment of land, identified as Proposed Lot 2A and containing 2,805 square feet, from Lot 2 to Lot No. 1. Since no new development is proposed under this plan, stormwater and traffic concerns do not exist.

Mr. Habig summarized the waivers that the applicant has requested from the Subdivision and Land Development Ordinance and recommended that additional waivers and deferments be requested. Tony Trost of Melham Associates represented the applicant and formally requested the additional waivers and deferments as recommended by Mr. Habig.

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

In response to a question from Chairman Wilson, Mr. Trost stated that the applicant does not have any issues with the review comments that were presented.

**MOTION ON WAIVERS AND DEFERMENTS**

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the following waivers and deferments be granted from the Subdivision and Land Development Ordinance:

- a. Deferment from Section 185-22.D.(2) regarding right-of-way dedication, with the stipulation that the owner of the subject lots enters into an agreement with the Township that would allow the Township to require the additional right-of-way in the future if deemed necessary. The applicant shall also use the correct Section reference for this deferment request [*Section 185-22.D.(2)*] on the plan.
- b. Deferment from Section 185-22.D.(2) regarding cartway widening, with the stipulation that the owner of the subject lots enters into an agreement with the Township that would allow the Township to require the additional cartway widening in the future if deemed necessary.
- c. Deferment from Section 185-34.A.(1) regarding sidewalk installation, with the stipulation that the owner of the subject lots enters into an agreement with the Township that would allow the Township to require sidewalks in the future if deemed necessary.
- d. Waiver from Section 185-13.E.(4).(a).[19] regarding plans and profiles of proposed and existing stormwater sewer or conveyance systems. The applicant shall include this waiver on the plan.

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- e. Waiver from Section 185-13.E.(4).(a).[20] regarding plans and profiles of proposed and existing sanitary sewer systems. The applicant shall include this waiver on the plan.
- f. Waiver from Section 185-13.E.(4).(a).[21] regarding plans and profiles of proposed and existing gas and water systems. The applicant shall include this waiver on the plan.
- g. Waiver from Section 185-12.D.(3).(a).[21] regarding plans and profiles of proposed and existing stormwater sewer or conveyance systems. The applicant shall include this waiver on the plan and on a waiver/deferment request/justification letter.
- h. Waiver from Section 185-12.D.(3).(a).[22] regarding plans and profiles of proposed and existing sanitary sewer systems. The applicant shall include this waiver on the plan and on a waiver/deferment request/justification letter.
- i. Waiver from Section 185-12.D.(3).(a).[23] regarding plans and profiles of proposed and existing gas and water systems. The applicant shall include this waiver on the plan and on a waiver/deferment request/justification letter.
- j. Waiver from Sections 185-12.D.(3).(a).[9] regarding providing the location of all existing structures, wooded areas, water courses, rock outcrops, culverts, utilities above or below ground within 200 feet. The applicant shall include this waiver on the plan and on a waiver/deferment request/justification letter.
- k. Waiver from Section 185-12.D.(3).(a).[35] regarding providing contours within 200 feet of site. The applicant shall include this waiver on the plan and on a waiver/deferment request/justification letter.
- l. Deferment from Section 185-22.E.(5) regarding curbing installation along Sipe Avenue, with the stipulation that the owner of the subject lots enters into an agreement with the Township that would allow the Township to require curbing in the future if deemed necessary. The applicant shall include this deferment on the plan and on a waiver/deferment request/justification letter.
- m. Waiver from Section 185-30.F regarding side lot lines being perpendicular to the street or common drive centerline for a length at least equal to the minimum lot depth. The applicant shall include this waiver on the plan and on a waiver/deferment request/justification letter.

**MOTION ON PLAT 1350**

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1350 be approved, subject to the following being satisfactorily addressed:

- a. Comments 1, 3, 4, 7, 8, 9, 10, 11, 12, 13, and 14 in Item 3 of the Township staff report.

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- b. The comments in the February 7, 2022 HRG letter.
- c. Comments 2, 3, 4, and 5 in the February 10, 2022 Dauphin County Planning Commission Review Report.

**C. Review and recommendation of the Preliminary/Final Land Development Plan for Milton Hershey School Central Operations Facility Expansion for Paint and Sign Shop, Plat 1351**

Mr. Habig stated that the Milton Hershey School campus contains 2,785.86 acres of land; however, this project will only disturb less than 2 acres. The campus land is predominantly in the Planned Campus South zoning district, with some street-fronting areas containing Overlay 11 (Homestead/Fishburn Roads) and Overlay 5 (Governor Road) designations. This development will not impact any of the areas located within the overlay districts. The focus of this land development plan is the construction of a 5,620-square-foot addition to the Central Operations Facility. The Central Operations Facility is in the part of the campus area that is located between Bachmanville Road and Fishburn Road. The facility is accessed from Bachmanville Road via Homestead Lane, which is a private access drive maintained by Milton Hershey School. This project will have a nominal impact on traffic in the area. The applicant indicates in their narrative that two additional employees are to result from this project. The proposed new space will be utilized for paint shop and sign shop activities that are currently hosted in an outbuilding located on the south side of the entrance drive.

Mr. Habig summarized the waivers and deferment that the applicant has requested from the Subdivision and Land Development Ordinance.

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

Member Santostefano noted the special nature of the Milton Hershey School campus and asked if it is necessary for the applicant to request numerous waivers every time they propose a minor project on a small part of their campus. Mr. Emerick responded that it is necessary because of the way the Subdivision and Land Development Ordinance is currently written; however, he anticipates revisions to the Subdivision and Land Development Ordinance in the next two years.

Craig Raynor of Pennoni Associates represented the applicant and stated that they have no issues with any of the review comments.

**MOTION ON WAIVERS AND DEFERMENTS**

On a motion made by Member Santostefano, seconded by Secretary Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that the following waivers and deferments be granted from the Subdivision and Land Development Ordinance:

- a. Waiver from Section 185-13.E.(3) regarding plan scale.

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- b. Waivers from Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding providing all existing structures, wooded areas, watercourses, rock outcrops, culverts, utilities, fire hydrants, streets and their established grade and width, within 200 and 50 feet of the entire property.
- c. Waivers from Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding the location of sensitive environmental areas outside of the project area. The applicant shall detail sensitive environmental areas within the project area boundaries.
- d. Waivers from Sections 185-12.D.(3).(a).[12] and 185-13.E.(4).(a).[13] regarding providing adjacent owner information that is now older than one year.
- e. Waiver from Section 185-12.D.(3).(a).[15] regarding providing soil boundaries on the property.
- f. Waivers from Sections 185-12.D.(3).(a).[17] and 185-13.E.(4).(a).[15] regarding providing the names of existing and proposed streets and alleys.
- g. Waivers from Sections 185-12.D.(3).(a).[18] and 185-13.E.(4).(a).[16] regarding providing the width of existing streets, easements, and rights-of-way for the entire property.
- h. Waiver from Section 185-13.E.(4).(a).[18] regarding showing existing driveways on the entire property.
- i. Waivers from Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding profiles of existing stormwater sewer and conveyance systems, existing sanitary sewer systems, and existing gas and water systems for unaffected utilities only.
- j. Waivers from Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding providing contours at two-foot intervals within 200 feet and 50 feet of the perimeter of the entire property.
- k. Waivers from Sections 185-12.D.(3).(a).[40] and 185-13.E.(4).(a).[43] regarding providing existing street names, cartway widths, and right-of-way widths for the entire property.
- l. Waivers from Sections 185-12.D.(3).(a).[47] and 185-13.E.(4).(a).[45] regarding providing the recording reference of recorded subdivision and land development plans of adjoining land by plan name, date of recording, and recording reference, with the stipulation that the applicant provides recording references on the plan for other plans of record for the campus.
- m. Waivers from Sections 185-12.D.(3).(a).[51] and 185-13.E.(4).(a).[49] regarding providing the location of all existing and proposed monuments and markers.

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- n. Deferment from Section 185-22.D regarding street right-of-way and cartway widths for all existing streets on the property, with the stipulation that the property owner enters into an agreement with the Township that would allow the Township to require the roadway or right-of-way widening in the future if deemed necessary.
- o. Deferment from Section 185-22.E.(5) regarding curbing for all existing streets on the property and adjacent to the project, with the stipulation that the property owner enters into an agreement with the Township that would allow the Township to require the installation of curbing in the future if deemed necessary.
- p. Waiver from Section 185-49 regarding a wetlands determination for the entire property.
- q. Waivers from Sections 185-12.D.(3).(a).[8] and 185-13.E.(4).(a).[8] regarding providing NAD 1983 PA Coordinate System numbers for all points on the property boundary.
- r. Deferment from Section 185-34.A.(1) regarding sidewalk installation, with the stipulation that the property owner enters into an agreement with the Township that would allow the Township to require the installation of sidewalk in the future if deemed necessary.

**MOTION ON PLAT 1351**

On a motion made by Member Santostefano, seconded by Secretary Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1351 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 February 14, 2022 HRG letter.
- c. The stormwater management comment in the February 23, 2022 DTMA letter.
- d. Comments 2 and 3 in the February 14, 2022 Dauphin County Planning Commission Review Report.

**D. Review and recommendation of the Preliminary/Final Land Development Plan for PA State Police Academy and BESO – Modernization, Plat 1352**

Chuck Emerick reported that the Pennsylvania State Police Academy has been located in Hershey since the Academy was first established in 1924. The Preliminary/Final Subdivision Plan for Hershey Trust Company and the Commonwealth of Pennsylvania, Plat 1334, which was recorded in July of 2021, created the 136.111-acre main tract of land represented for improvement by this present plan. This plan proposes the reconstruction and modernization of the Pennsylvania State Police Academy and Bureau of Emergency and Special Operations (BESO) needed to update and expand their facilities.



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The Commonwealth of Pennsylvania is proposing the construction of new academy facilities and associated site improvements for a full modernization of the overall Academy. The proposal includes construction of new Academy training buildings and dormitories, an outdoor training facility, a running track, a callout training village, a new BESO headquarters and kennel building, and a stable for the mounted unit. A courtyard area with landscaping and walkways will be created between the proposed Marquee Building, Physical Education Building, and Firearms Building. An outdoor auditorium will be built to the north of this courtyard. A new site drive will extend north from the main Academy complex to Kieffer Road, where a new driveway and warehouse will be located. Parking is proposed throughout the site, as are paved pedestrian walkways, trails, roads for vehicular circulation, and loading areas. Another element of this plan joins the lands of the Pennsylvania State Police Historical, Educational, and Memorial Center (PSP-HEMC) to the Academy property for a total tract area of 146.312 acres. The existing PSP-HEMC will remain, with no change in building use.

Mr. Emerick summarized the waivers that the applicant has requested from the Subdivision and Land Development Ordinance and Stormwater Management Ordinance and recommended that additional waivers and deferrals be requested.

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

Member Santostefano inquired about the reasoning for Mr. Emerick's recommendation that the applicant's request for a waiver from Section 174-17.C.(2) of the Stormwater Management Ordinance, regarding minimum pipe size, be denied. The applicant is seeking the waiver in order to provide a minimum pipe size of 12 inches instead of the required minimum pipe size of 15 inches. Mr. Emerick answered that because this property is on the top of the watershed, HRG did not take great exception to the waiver request, although in some cases HRG has asked the applicant to show that the pipes will be able to carry the 100-year storm, and they think that will cause the pipes to upsize anyway. DTMA will be responsible for the continued inspection of the operation and maintenance of the facility after it is built, and they had a concern with the smaller pipe size because of the potential for clogging. Those factors were the reasoning for Mr. Emerick's recommendation that the waiver request be denied. Additionally, no firm justification was provided by the applicant as to why the 12-inch pipe is a better option. Member Santostefano noted that he assumes someone on the applicant's team did the calculations to determine that a 12-inch pipe will be sufficient. Mr. Emerick commented that the Township is not often confronted with a waiver request for pipe size. Matt Bonanno from HRG added that they normally look at the 15-inch pipe size as a roadway component and they do not want anything smaller. In this case, because it's on top of the watershed, Mr. Bonanno is okay with the smaller pipe size, but the applicant's current design does not account for the 100-year storm. Once it does, that may result in the upsizing of the pipe.

Chairman Wilson asked if the proposed fire pump is subject to financial security. Mr. Emerick said he assumes so, although at this point he does not know much detail about the fire pump. He knows the applicant is proposing the fire pump to meet their fire flows and that they are taking down the existing water tank that serves their fire flows. Beyond that, Mr. Emerick was hoping that his review comment asking the applicant to provide data substantiating the required fire hydrant flow would result in the assurance that enough water is available.

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Vice Chairman Rowe asked if the applicant's request for a waiver from sidewalk installation applies to the callout village or to the perimeter of the property. Mr. Emerick stated that the callout village will not be habitable. It is strictly for training purposes.

Chairman Wilson expressed his concern regarding the number of point discharges throughout the site that do not necessarily have any drainage channels or swales downslope of them.

David Narkiewicz, Assistant Chief Counsel for the Department of General Services for the Commonwealth of Pennsylvania, representing both the Department of General Services and the State Police; Major George Bivens, Superintendent of the State Police Academy; and Kyle Fink, Langan Engineering, were present to answer questions about the project. Mr. Narkiewicz stated that the applicant does not have issues with any of the review comments that were presented. He also withdrew the applicant's request for a waiver from Section 174-17.C.(2) of the Stormwater Management Ordinance regarding minimum pipe size.

Major Bivens explained that they are modernizing and replacing the training facility that was built in the late 1950s because police work has changed a lot in the last 65 years. The facility had been built to accommodate a smaller, all-male training class. Most of what was done was classroom training and then the troopers were taught additional skills in the field after graduation. In today's environment, it is necessary to have the troopers be fully trained prior to graduation. Major Bivens noted that there are also female cadets now, which required the segregation of dorm rooms and bathroom facilities starting in the 1970s. He went on to explain the proposed improvements.

Vice Chairman Rowe commented that he assumes the Marquee Building will be very visible and asked if any special security precautions will be taken around the campus. Major Bivens stated that there will be various camera systems in place to secure the buildings and the perimeter of the property, plus there are security guards on duty 24 hours a day. He does not think a security fence will be necessary.

Member Santostefano inquired about the construction timeframe and cost of the project. Major Bivens responded that construction is anticipated to begin early- to mid-fall of 2022 and will last approximately four years. The estimated total cost of the project is in the 250- to 350-million-dollar range.

Chairman Wilson asked if the existing stormwater conveyance systems surrounding the property have been evaluated for capacity. Kyle Fink answered that this is a property on the hill and the applicant is doing their best with the number of systems implementing to capture and manage stormwater at the source. They will be performing a discharge analysis for all of their basins and looking at pipes under roads. Chairman Wilson stated that he is concerned with the existing infrastructure surrounding the facility. Even though the applicant may be managing the peak rate, there is a volume issue and it is unknown what the conditions of the existing infrastructure are. Mr. Fink commented that they have a table on the plan relating to existing facilities on the perimeter. Chairman Wilson noted that there is a point discharge that shows a riprap apron going across four feet. Mr. Fink stated there is some refinement to the grading in that area. The applicant is also looking at various systems, such as level spreaders and possibly downhill adaptive berming. A couple of the basins on site are currently served

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with riprap aprons, discharging to flatter areas. Chairman Wilson commented that the way the contours are spread out, the existing drainage is flowing across an area 100 feet wide and it is going to be restricted to a 15-inch pipe. He does not want erosive conditions to be created and would prefer that the applicant look into level spreaders or other methods of dissipating the energy.

**MOTIONS ON WAIVERS AND DEFERMENTS**

Member Guntrum made a motion that the Planning Commission make a recommendation to the Board of Supervisors that the waiver from Section 174-17.C.(2) of the Stormwater Management Ordinance, regarding minimum pipe size, be denied, and that the following waivers and deferments from the Subdivision and Land Development Ordinance be granted:

- a. Waivers from Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding providing profiles of existing, unaffected stormwater sewer facilities.
- b. Waivers from Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding providing profiles of existing, unaffected sanitary sewer facilities.
- c. Waivers from Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding providing profiles of existing, unaffected water and gas facilities.
- d. Waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale for plans detailing existing conditions.
- e. Deferment from Section 185-22.D regarding street right-of-way and cartway widths for all existing streets adjacent to the property, excluding the right-of-way dedication to be provided along the Swatara Road frontage of the former PSP-HEMC property, with the stipulation that the property owner enters into an Agreement with the Township that would allow the Township to require the additional right-of-way and/or cartway width in the future if deemed necessary.
- f. Deferment from Section 185-22.E.(5) regarding curbing installation for all existing streets adjacent to the property, with the stipulation that the property owner enters into an Agreement with the Township that would allow the Township to require the installation of curbing in the future if deemed necessary.
- g. Waiver from Section 185-34.A.(1) regarding sidewalk installation along all road frontages adjacent to the property, with the understanding that future Subdivision and Land Development Ordinance applications for the property shall be subject to the applicable Section 185-34.A.(1) requirements.

In response to an inquiry from Chairman Wilson, Mr. Narkiewicz withdrew the applicant's request for a waiver from Section 174-17.C.(2) of the Stormwater Management Ordinance regarding minimum pipe size.

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Member Guntrum amended his motion to exclude the recommendation regarding the waiver from Section 174-17.C.(2) of the Stormwater Management Ordinance. Secretary Tunnell seconded the amended motion, which was passed by a unanimous vote.

MOTION ON PLAT 1352

On a motion made by Member Guntrum, seconded by Member Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1352 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 February 23, 2022 HRG letter.
- c. The comments in the February 23, 2022 DTMA letter.
- d. Comments 5, 6, and 7 of the February 15, 2022 Dauphin County Planning Commission Review Report.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion made by Secretary Tunnell, seconded by Vice Chairman Rowe, and a unanimous vote, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

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Matthew Tunnell  
Planning Commission Secretary

Submitted by:

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