

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 2, 2022

CALL TO ORDER

The Tuesday, August 2, 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, Pennsylvania, by Secretary Matt Tunnell.

ROLL CALL

Commission Members Present: Matt Tunnell, Secretary; Don Santostefano; Mike Guntrum

Commission Members Absent: Tom Wilson, Chairman; Glenn Rowe, Vice Chairman

Township Staff and Review Agency Representatives 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: Bill Fredericks, RGS Associates; Marv Smith, Penn State Hershey; Ken Gall, Hershey Trust Company; T. Brier

APPROVAL OF MINUTES

On a motion made by Member Santostefano, seconded by Member Guntrum, and a unanimous vote, the Planning Commission approved the minutes from the July 14, 2022 meeting, as written.

OLD BUSINESS

None.

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for Penn State University College of Medicine Comparative Medicine Facility Expansion, Plat 1360

Chuck Emerick reported that Plat 1360 represents the expansion of the Comparative Medicine Facility located on the main campus for Penn State Health Milton S. Hershey Medical Center. The main campus consists of multiple lots and the proposed expansion is in Lot 1, which contains 191.97 acres. The expansion is to take place in two phases. The first phase, which has been completed, was to demolish the existing kennels and install two new research trailers. The second phase is to expand the building in two places, resulting in an increase of floor area of roughly 10,000 square feet. There is no indication from the applicant that the proposed expansion of the building will increase traffic demands or number of employees.

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

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

Dave Lopatka of Reuther and Bowen Engineering represented the project on behalf of the applicant and stated that they have no issues with the review comments that were presented. He withdrew the waiver requests from Sections 185-13.E.(4).(a).[42], 185-39, 185-40, 185-41, and 185-34.A per Mr. Emerick's suggestion, as they are not necessary for this project. Mr. Lopatka explained that this is a renovation project for the most part, and the primary reason for the expansion is for animal storage. There will be no new employees or additional traffic.

MOTION ON WAIVERS

On a motion made by Member Santostefano, seconded by Member Guntrum, 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. Waivers from Sections 185-12.D.(2) and 185-13.E.(3) to be permitted to depict the remainder of Lots 1, 2, and 3 at a scale that is smaller than 1" = 50'.
- b. Waivers from Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding showing existing features within 200 feet (for a preliminary plan) and 50 feet (for a final plan) of the tract.
- c. Waivers from Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding showing the location of various sensitive environmental areas that are outside of the project's limit of disturbance. Sensitive environmental areas shall be shown within the project's limit of disturbance.
- d. Waiver from Section 185-12.D.(3).(a).[16] regarding showing the location of known sinkholes.
- e. Waivers from Sections 185-12.D.(3).(a).[21] and Section 185-13.E.(4).(a).[19] regarding showing profiles of existing, unaffected stormwater sewers.
- f. Waivers from Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding showing profiles of existing, unaffected sanitary sewers.
- g. Waivers from Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding showing profiles of existing, unaffected gas and water systems.
- h. Waivers from Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding showing topographic land contours within 200 feet (for a preliminary plan) and 50 feet

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(for a final plan) of the perimeter.

- i. Waivers 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.
- j. Waiver from Section 185-12.D.(3).(a).[39] regarding providing a statement from utilities indicating conditions attached to easements and rights-of-way.

MOTION ON PLAT 1360

On a motion made by Member Santostefano, seconded by Member Guntrum, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1360 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 July 14, 2022 HRG, Inc. letter.
- c. The comments in the July 29, 2022 DTMA letter.
- d. Comment 4 in the July 25, 2022 Dauphin County Planning Commission review report.

B. Review and recommendation of the Final Land Development and Subdivision Plan for Hershey West End – Final Phase J, Plat 1361

Chuck Emerick reported that having obtained approval for the revised Conditional Use for the Hershey West End Master Plan (filed under Conditional Use Application No. 2022-01), Hankin/Hershey West End Apartments Venture-Unit J, LLC has submitted the final plan for Phase J. Phase J focuses on approximately 12 acres of the 245.79-acre Hershey West End site. Much of the streets and infrastructure surrounding Phase J was approved under Plat 1330, the Final Lot Consolidation and Land Development Plan, Hershey West End – Streets and Infrastructure Phase, which was recorded on November 9, 2021. This phase of the development is presently under construction. Plat 1361 proposes the development of 336 apartment units and 12 single-family attached (townhome) units. The Single-Family Attached Dwellings and Multi-Family Apartments were authorized by Conditional Use as part of the Master Plan. The conditions for approval necessary for these uses were demonstrated during the hearing for Conditional Use Application No. 2018-01 for the Master Plan where the uses were granted. It is not believed that any further formal action is required under this amendment. The entire project is still anticipated to be developed over a period of approximately 12 years and is expected to include multiple phases of approvals.

Mr. Emerick summarized the waivers that the applicant has requested from the Subdivision and Land Development Ordinance. Bill Fredericks of RGS Associates withdrew the applicant's requests from preliminary plan sections per Mr. Emerick's suggestion since they are not relevant to this final plan.

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

Member Santostefano inquired if this plan is similar to the most recent iteration of the Master Plan. Mr. Emerick responded that they are nearly identical.

Member Santostefano asked if HRG's comment about providing small-scale stormwater best management practices (BMPs) throughout the development to provide volume reduction and water quality management refers to areas between buildings. Mr. Bonanno answered yes, especially in this phase of the development, the developer should provide BMPs such as small-scale rain gardens, rain barrels, and vegetative swales, where appropriate. In response to another question from Member Santostefano, Mr. Bonanno said that the large detention basins were designed for the entire site and they are sized correctly, but it was assumed that there would be other BMPs to help water quality and volume reduction throughout the development.

Neal Fisher of Hankin Group commented that he believes there are opportunities for small rain garden-style features in between the parking lot islands. Because of some of the sinkholes that have formed and because of the geology of the site, he would like to keep rain gardens away from the buildings and focus them more in the parking lots.

Mr. Fredericks stated that they do not have any significant concerns with the review comments that have been presented.

Member Guntrum asked what actions are being taken regarding sinkhole abatement. Mr. Fredericks responded that they took the basins around the perimeter of the site and stepped them through, and what that allowed them to do is make smaller facilities that essentially choke back the flow. The basins are clay lined to try to prevent as much seepage through to prevent the sinkholes, at the same time providing a longer attenuation rate for the water while filtering through a soil media to make sure the desired water quality is achieved.

MOTION ON WAIVERS

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 the following waivers be granted from the Subdivision and Land Development Ordinance:

- a. Waiver from Section 185-13.E.(3) to allow some sheets of the proposed project site to be depicted at a scale of less than 1" = 50'.
- b. Waiver from Section 185-13.E.(4).(a).[9] to allow less than 50' of surrounding property features to be shown for the proposed project site.
- c. Waiver from Section 185-13.E.(4).(a).[36] to allow less than 50' of surrounding property features to be shown for the proposed project site.

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- d. Waivers from Sections 185-13.E.(4).(a).[19], [20], and [21] regarding showing profiles of the existing utilities in Research Boulevard and adjacent uses except as necessary for tie-in information for connections.

MOTION ON PLAT 1361

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 1361 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 July 28, 2022 HRG, Inc. letter.
- c. The comments in the July 29, 2022 DTMA letter.
- d. Comments 3 and 4 in the July 27, 2022 Dauphin County Planning Commission review report.

C. Review and recommendation of the Preliminary/Final Stormwater Management and Land Development Plan for Project Milton, Plat 1362

The applicant has requested that this plan be tabled.

On a motion made by Member Santostefano, seconded by Member Guntrum, and a unanimous vote, the Planning Commission tabled consideration of Plat 1362.

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion made by Member Santostefano, seconded by Member Guntrum, and a unanimous vote, the meeting was adjourned at 6:43 p.m.

Respectfully submitted,

Matthew Tunnell
Planning Commission Secretary

Submitted by:

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