

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

**CALL TO ORDER**

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

**ROLL CALL**

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

Commission Member Absent: Tom Wilson, Chairman

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

Public Registering Attendance: Eduardo Robinson, Drury Southwest, Inc.; Bill Fredericks, RGS Associates; Ken Gall, Hershey Trust Company

**APPROVAL OF MINUTES**

On a motion made by Member Santostefano, seconded by Secretary Tunnell, and a unanimous vote, the Planning Commission approved the minutes from the September 6, 2022 meeting, as written.

**OLD BUSINESS**

**A. Report on the Board of Supervisors' action regarding the Preliminary/Final Subdivision and Land Development Plan for Chadds Ford East, Plat 1357**

Chuck Emerick reported that the Board approved the plan, with conditions.

**B. Report on the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for Penn State University College of Medicine Comparative Medicine Facility Expansion, Plat 1360**

Chuck Emerick reported that the Board approved the plan, with conditions.

**NEW BUSINESS**

**A. Review and recommendation of the Final Land Development Plan for Drury Hotel at Hershey West End – Phase F, Plat 1365**

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Chuck Emerick explained that Plat 1365 represents the third final plan after the January 22, 2019 approval of Conditional Use Application No. 2018-01 for the Hershey West End Master Plan approval, as revised by Conditional Use Application No. 2022-01. Drury Southwest, Inc. is the applicant, and Hershey Trust Company is the owner for the development proposed on the final plan for Phase F. Phase F proposes the construction of a 182-room, 5-story, 112,307-square-foot hotel. The original and revised Master Plans depicted a 140-room hotel and a 24,075-square-foot accessory convention center. The proposed 182-room hotel is less intensive in area, bulk, parking needs, traffic generation, and peak hour trips.

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

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

Member Santostefano asked if sufficient parking will be available for the hotel since shared parking is proposed throughout the West End development and this is the first structure being built. Mr. Emerick noted that although it cannot be counted toward the required number of spaces to be provided, there will be on-street parking along the east side of Witmer Way and along both sides of West End Avenue. Bill Fredericks of RGS Associates represented the applicant and stated that there is an existing parking lot on the east side of Witmer Avenue that could be used for additional parking.

Vice Chairman Rowe commented that when looking at the overall plan, it appears as though there are designs for specific driveways for the entire development. He asked if the hotel's driveway was an anticipated driveway connecting to West End Avenue. Mr. Emerick responded that when the applicant went from a convention hotel to a hotel, that changed the configuration of the lot. Vice Chairman Rowe stated that the more intersections on West End Avenue, the higher the accident rate is going to be. It would be preferable to have everyone turn onto Witmer Way to access the hotel. He asked how the overall number of accesses to West End Avenue can be controlled. Mr. Emerick explained that the residential areas of the development are intended to have parking behind the buildings, so access from West End Avenue will be at intersecting streets. A loop driveway is proposed for Building R. Building T was originally the hotel site and Building S originally had a loading dock where the hotel driveway is now proposed. Mr. Fredericks stated that the Street D intersection with West End Avenue was eliminated from Phase J and added that the applicant can look at ways to encourage patrons to access the hotel property via Witmer Way.

In response to some of the review comments that were presented, Mr. Fredericks noted that there are currently no electric vehicle charging stations proposed. The applicant is looking into possible locations for fire apparatus access. There will be a board meeting room that will only be used by guests. No conference or spa amenities are proposed.

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In response to a question from Vice Chairman Rowe about the architecture of the hotel, Ken Gall of Hershey Trust Company stated that the appearance of the hotel will be required to comply with the Hershey West End Pattern Book that was approved as part of the Master Plan for the development.

**MOTION ON WAIVERS**

On a motion made by Secretary Tunnell, 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.
- d. Waivers from Sections 185-13.E.(4).(a).[19], [20], and [21] regarding showing profiles of the existing utilities in Research Boulevard (also known as West End Avenue) and adjacent uses except as necessary for tie-in information for connections.

**MOTION ON PLAT 1365**

On a motion made by Secretary Tunnell, seconded by Member Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1365 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the October 26, 2022 Township staff report.
- b. The comments in the October 26, 2022 HRG, Inc. letter.

**OTHER BUSINESS**

None.

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**ADJOURNMENT**

On a motion made by Member Guntrum, seconded by Member Santostefano, and a unanimous vote, the meeting was adjourned at 6:41 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*)