

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
March 7, 2023

CALL TO ORDER

The Tuesday, March 7, 2023, 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 Chairman Glenn Rowe.

ROLL CALL

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

Commission Member Absent: Matt Tunnell, Vice 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: Mike Zemba, Jeff Levensgood – U-Haul; Matt Luttrell, ThYNK Design; Craig Bachik, Navarro & Wright; Ambrose Heinz, Stevens & Lee

APPROVAL OF MINUTES

On a motion made by Member Wilson, seconded by Secretary Guntrum, and a unanimous vote, the Planning Commission approved the minutes from the January 10, 2023 meeting, as written.

OLD BUSINESS

A. Report on the Board of Supervisors' action regarding the Preliminary/Final Subdivision and Land Development Plan for Mary's Health and Fitness, Plat 1366

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

NEW BUSINESS

A. Review and recommendation of the Final Land Development Plan for U-Haul Moving & Storage of Hershey, Plat 1370

Chuck Emerick explained that Plat 1370 proposes the redevelopment of the property at 1000 Old West Chocolate Avenue. The existing 13,873-square-foot building and all other surface features of the 1.7912-acre site will be demolished so that a new building with a 29,152-square-foot footprint can be constructed. The property was first developed in 1969 and has served a variety of manufacturing, storage, and distribution uses over the years. The applicant proposes to construct a four-story, 116,592-square-foot, climate-controlled building containing 1,013 rental storage units, with 1,313 square feet of accessory retail space for the sale of moving supplies.

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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.

Chairman Rowe inquired how a four-story storage facility operates. Mike Zemba, Area District Vice President with U-Haul, explained that the facility will contain more than 1,000 storage units, as well as a small retail component for the sale of boxes and moving supplies. Customers will enter the property and drive to one of the four loading/unloading bays at the front of the facility. There will be two customer-access elevators. Each customer will have an independent access code and a remote that will open the garage door and check the customer in. Once inside the loading/unloading bay, customers will have use of loading carts to transport their items to their storage units. Access control for the elevator is limited to where the customer has a storage unit rented in the facility. Once the customer is done, they will exit out of the facility and that will reset the alarm and check the customer out.

In response to a question from Member Wilson, Mr. Zemba noted that the customers' ability to access their storage units will be limited to the hours of 5:00 AM to 10:00 PM. The retail store hours will be Monday, Tuesday, Wednesday, Thursday, and Saturday – 7:00 AM to 7:00 PM; Friday – 7:00 AM to 8:00 PM; and Sunday – 9:00 AM to 5:00 PM.

Member Wilson inquired if there will be on-site security personnel. Mr. Zemba responded that it is not necessary. Each unit will be individually alarmed, and there will be state-of-the-art video surveillance inside and outside of the facility to track people coming and going.

In response to questions from Member Santostefano, Mr. Zemba stated that the proposed 20 parking spaces will be used by both customers and employees. There will be no more than two employees on site at a time. U-Haul will not provide rental trucks at this facility because there is not enough space.

Chairman Rowe asked why parking spaces are proposed at the back of the building when the main access is in the front. Mr. Zemba responded that in order to accommodate the 20 parking spaces required by the Zoning Officer, some had to be located behind the building due to the size of the property. U-Haul has applied to the Zoning Hearing Board for a variance from Zoning Ordinance requirements regarding parking in the setbacks of the property.

Chairman Rowe referenced the renderings Mr. Zemba presented and asked if there will be orange doors all the way around the building on the first floor. Mr. Zemba replied that they are faux doors. They are part of the siding of the building and U-Haul's imaging package.

In response to a question from Secretary Guntrum, Mr. Zemba stated that U-Haul has researched the necessary turning radii for the largest vehicles and they are comfortable with the amount of space that is available.

Chairman Rowe agreed with the applicant that it is not realistic to have 210 parking spaces on the site (as would normally be required, based on the proposed uses); however, there may be situations where

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people are waiting to get into the site and additional parking spaces might be needed. He does not see much value in having parking spaces in the back of the facility and asked if the applicant has considered shifting the building further back on the site, eliminating the spaces in the back, and added more spaces in the front. Mr. Zemba responded that the majority of customers are generally only in the building for 15 minutes. Also, the building is already as far back on the property as it can be because of the required rear yard setback.

In response to a question from Member Wilson, Mr. Cummings stated that the proposed method of stormwater management is adequate. Member Wilson advised the applicant that they may want to shift the location of the stormwater management system further away from Norfolk Southern's property so that an easement is not required.

Mr. Zemba affirmed for the record that the applicant concurs with the review comments that were presented.

MOTIONS ON WAIVERS

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

- a. Waiver from Section 185-12.D.(3).(a).[9] regarding showing physical feature within 200 feet of the site.
- b. Waiver from Section 185-12.D.(3).(a).[35] regarding showing contours within 200 feet of the site.
- c. Waivers from Sections 185-12.D.(3).(a).[21], [22], and [23] and 185-13.E.(4).(a).[19], [20], and [21] regarding providing utility profiles of existing, unaffected utilities.
- d. Waiver from Section 185-22.D regarding right-of-way dedication conditioned upon the applicant dedicating right-of-way totaling 30 feet from the centerline of Old West Chocolate Avenue.
- e. Waivers from Sections 185-22.D.(2), 185-22.D.(3), and 185-22.D.(3).(c) regarding cartway widening.
- f. Waiver from Section 185-34.A.(1) regarding sidewalk installation along the south side of Old West Chocolate Avenue adjacent to the subject property, conditioned upon the applicant providing the fee in lieu of installation.

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

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- a. Waiver from Section 185-13.A.(4) regarding the Preliminary Plan submission.
- b. Waivers from Sections 185-13.E.(4).(a).[9] and [36] regarding showing physical features and contours within 50 feet of the site.

MOTION ON PLAT 1370

On a motion made by Member Wilson, seconded by Member Santostefano, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1370 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the February 14, 2023 Township staff report.
- b. The comments in the March 2, 2023 HRG, Inc. letter.
- c. The comments in the March 1, 2023 DTMA letter.
- d. Comments 4 and 5 in the February 13, 2023 Dauphin County Planning Commission Review Report.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Member Wilson, seconded by Member Santostefano, and a unanimous vote, the meeting was adjourned at 6:42 p.m.

Respectfully submitted,

Michael J. Guntrum
Planning Commission Secretary

Submitted by:

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