

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 6, 2023**

CALL TO ORDER

The Tuesday, June 6, 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; Matt Tunnell, Vice Chairman; Don Santostefano

Commission Members Absent: Mike Guntrum, Secretary; Tom Wilson

Township Staff and Review Agency Representatives Present: David Habig, Assistant Director of Community Development; Jenelle Stumpf, Planning/Zoning Coordinator; Ryan Cummings, Corrinne Cook – HRG, Inc.

Public Registering Attendance: Paulette Everett, 148 Catherine Drive; Joe DePascale, Summerwood Corporation; Mike Postick, DTMA; Matt Fisher, R. J. Fisher & Associates, Inc.

APPROVAL OF MINUTES

On a motion made by Vice Chairman Tunnell, seconded by Member Santostefano, and a unanimous vote, the Planning Commission approved the minutes from the May 2, 2023, meeting, as written.

OLD BUSINESS

A. Report on the Board of Supervisors' action regarding the Preliminary/Final Land Development Plan for U-Haul Moving & Storage of Hershey, Plat 1370

David Habig reported that the Board approved the plan, with conditions.

B. Report on the Board of Supervisors' review of the Sketch Plan for Park Village Plaza Quick Serve Restaurant, Plat 1374

David Habig reported that the Board echoed the Planning Commission's concerns regarding traffic and parking. Additionally, the Board did not like the proposed location of the building and have asked the applicant to explore other locations on the property.

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for Taco Bell, Plat 1375

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 6, 2023

David Habig explained that Plat 1375 proposes the demolition of the existing 2,350-square-foot Taco Bell restaurant at 570 Walton Avenue and the construction of a new 2,455-square-foot Taco Bell restaurant. The new facility will be served by dual drive-through ordering lanes.

Mr. Habig summarized the waivers that the applicant has requested from the Subdivision and Land Development Ordinance, as well as additional waivers that the applicant should request regarding providing a scale of 1" = 50' horizontal and 1" = 5' vertical for utility profiles. Joe DePascale of Summerwood Corporation, the property owner's development manager, requested the additional waivers.

Mr. Habig and Corrinne Cook, HRG, Inc., summarized their plan review comments. Mr. Habig also mentioned DTMA's and the Dauphin County Planning Commission staff's review comments. Finally, Mr. Habig noted that Township staff is recommending that the Planning Commission table taking action on Plat 1375, due to the numerous outstanding issues. The applicant will need to agree to a 60-day extension of time for the Board of Supervisors to act on the plan.

Mr. DePascale stated that the applicant does not have any issues with the comments presented. They believe the proposed redevelopment will improve the property. Mr. DePascale also agreed to a 60-day extension of time for the Board of Supervisors to act on the plan.

Chairman Rowe commented that PennDOT will likely require the applicant to move the drive-through further away from Walton Avenue.

MOTION TO TABLE

On a motion made by Member Santostefano, seconded by Vice Chairman Tunnell, and a unanimous vote, the Planning Commission tabled taking action on Plat 1375 until such time as the numerous outstanding review comments can be addressed.

B. Review and recommendation of the Preliminary/Final Land Development Plan for Derry Township Municipal Authority Garage Addition, Plat 1376

David Habig explained that Plat 1376 proposes a 4,843-square-foot addition to an existing 7,846-square-foot building located at the Derry Township Municipal Authority complex at 670 Clearwater Road.

Mr. Habig summarized the waivers that the applicant has requested and should request from the Subdivision and Land Development Ordinance. Mr. Habig also recommended that the applicant withdraw the waiver request regarding preliminary plan processing, as it is not necessary because the plan is a combination preliminary and final plan. Matt Fisher of R. J. Fisher & Associates, Inc., represented the applicant and agreed to the waiver modifications suggested by Mr. Habig.

Mr. Habig and Corrinne Cook, HRG, Inc., summarized their plan review comments. Mr. Habig also mentioned the Dauphin County Planning Commission staff's review comments.

DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 6, 2023

MOTION ON WAIVERS

On a motion made by Member Santostefano, seconded by Vice Chairman Tunnell, 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. Waivers from Sections 185-12.D.(3).(a).[8] and 185-13.E.(4).(a).[8] regarding tying the survey to the North American Datum, 1983, Pennsylvania Coordinate System.
- b. Waivers from Sections 185-12.D.(3).(a).[21], 185-12.D.(3).(a).[22], 185-12.D.(3).(a).[23], 185-13.E.(4).(a).[19], 185-13.E.(4).(a).[20], and 185-13.E.(4).(a).[21] regarding providing plans and profiles of unaffected stormwater sewer conveyance systems, sanitary sewer systems, and gas and water systems.
- c. Waivers from Sections 185-12.D.(3).(a).[39] and 185-28.A.(1) regarding providing statements from utilities indicating conditions associated with any easements or rights-of-way.
- d. Waivers from Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding location of all existing structures, wooded areas, water courses, rock outcrops, culverts, utilities above or below ground, fire hydrants, streets and their established grade and width within 200 feet and 50 feet, respectively, of the tract of land to be subdivided or developed.
- e. Waivers from Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding the location of various sensitive environmental areas which exist on the land.
- f. Waivers from Sections 185-12.D.(3).(a).[11] and 185-13.E.(4).(a).[12] regarding gross and net developable area expressed in acres and square feet, along with drawings and calculations to describe how the net developable area has been calculated.
- g. Waivers from Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding topographic land contours at minimum vertical intervals of 2 feet on the tract of land to be developed or subdivided and within 200 feet of the perimeter and 50 feet of the perimeter of the property, respectively, of the tract of land to be subdivided or developed.

MOTION ON PLAT 1376

On a motion made by Member Santostefano, seconded by Vice Chairman Tunnell, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1376 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the May 18, 2023, Township staff report.
- b. The comments in the May 23, 2023, HRG letter.

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 6, 2023**

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Vice Chairman Tunnell, seconded by Member Santostefano, and a unanimous vote, the meeting was adjourned at 6:27 p.m.

Respectfully submitted,

Michael J. Guntrum
Planning Commission Secretary

Submitted by:

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