

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 1, 2024**

CALL TO ORDER

The Tuesday, October 1, 2024, 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 Mike Guntrum.

ROLL CALL

Commission Members Present: Mike Guntrum, Vice Chairman; Sean Guay, Secretary; Tom Wilson; Glenn Rowe

Commission Member Absent: Matt Tunnell, 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: Mark Heisey, Penn State Health – Hershey Medical Center; Mark Hackenburg, Aaron Bricker – RGS Associates; Craig Mellott, TPD; Ray Brace, SwimHershey; Holly Evans, Evans Engineering, Inc.; Eric Holt, Bryan Holt – Creekview Lawn and Landscapes; James Hartman, Honor Engineer Co.; Kevin Ferguson, Quail Hollow Road; Scott Thomas, Pennsylvania American Water; Charles Dye

APPROVAL OF MINUTES

On a motion made by Member Rowe, seconded by Secretary Guay, and a unanimous vote, the Planning Commission approved the minutes from the September 3, 2024 meeting, as written.

OLD BUSINESS

A. Review and recommendation of the Preliminary/Final Subdivision Plan for Crystal A Drive – Tract A, Plat 1386

Chuck Emerick explained that Plat 1386 is being processed to further subdivide Tract A, which was created by Plats 1283 and 1319. The subject property is 52.33 acres and is bound by Sand Beach Road to the west, Kieffer Road and lands owned by Robert and Amber Cramer to the north, the Pennsylvania State Police Academy campus to the east and south, and PennState Health lands and Tract C to the south. The property is located within the Planned Campus North zoning district and North Master Plan Approval Area Overlay. Plat 1386 proposes to subdivide Tract A into two separate parcels. Tract A1 will be 8.04 acres in area and will contain the 17,100-square-foot Global Customer Insights Center building owned by The Hershey Company. Tract A1 will maintain frontage along Sand Beach Road with access provided by Crystal A Drive, a private road. Tract A2 will be 44.29 acres and is presently vacant land, with the exception of the site's nature trail. Tract A2 will contain frontage along Sand Hill Road and Kieffer Road.

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No new development or improvements are proposed for either of the tracts represented on the plan. Any future improvements would require the filing of a separate land development plan for review by the Township.

Mr. Emerick summarized the waivers and deferments that the applicant has requested from the Subdivision and Land Development Ordinance and noted that the applicant should also request a waiver from Section 185-31 regarding the planting of street trees along the Sand Beach Road frontage of Tract 1A. The applicant should withdraw the request for a waiver from Section 185-22.D.(3) regarding the requirements for additional street right-of-way along Sand Beach Road because it is no longer necessary. Holly Evans, Evans Engineering, formally requested and withdrew the waivers per Mr. Emerick's suggestion.

Mr. Emerick summarized his review comments.

In response to a question from Member Wilson, Mr. Emerick and Ms. Evans confirmed that the applicant is not requesting a waiver from the Subdivision and Land Development Ordinance regarding the sewer planning module exemption.

Ms. Evans stated that the applicant does not have any issues with the review comments.

MOTION ON WAIVERS/DEFERMENTS

On a motion made by Member Wilson, seconded by Member Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that waivers and deferments from the Subdivision and Land Development Ordinance be granted or denied as follows:

- a. Waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale be granted.
- b. Waivers from Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] regarding providing metes and bounds descriptions for existing street centerlines be granted.
- c. Waivers from Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding stormwater profiles for existing systems be granted.
- d. Waivers from Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding sanitary profiles for existing systems be granted.
- e. Waivers from Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding utility profiles for existing systems be granted.
- f. Waiver from Section 185-22.D.(3) regarding required road widening (cartway) along Sand Beach Road and Kieffer Road be granted.

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- g. Deferment from Section 185-22.E.(5) regarding the installation of curbing along Sand Beach Road and Kieffer Road be granted with conditions in accordance with Township staff's comments.
- h. Waiver/deferment from Section 185-34 regarding the installation of sidewalks, walkways, and/or bicycle paths along Sand Beach Road and Kieffer Road be partially granted and partially denied in accordance with Township staff's comments.
- i. Waiver from Section 185-31 regarding the planting of street trees along the Sand Beach Road frontage of Tract 1A be granted.

MOTION ON PLAT 1386

On a motion made by Member Wilson, seconded by Member Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1386 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the September 24, 2024 Township staff report.
- b. The comments in the September 24, 2024 HRG, Inc., letter, excluding comment 3 regarding providing a fee in-lieu of sidewalk installation.

B. Review and recommendation of the Preliminary/Final Land Development Plan for SwimHershey, Plat 1392

Chuck Emerick explained that this plan represents the development of an approximately 44.29-acre tract of land fronting Sand Beach Road and Kieffer Road and accessed by Crystal A Drive, a private road. The site is in the Planned Campus North zoning district. Plat 1386, once approved, will subdivide 8.04 acres to contain The Hershey Company's existing Global Customer Insights Center (GCIC) building, resulting in the vacant tract on the north side of Crystal A Drive proposed for development by Plat 1392. This plan proposes the construction of a 34,565-square-foot structure (47,495 square feet of floor area) to contain a 50-meter pool. Access to the SwimHershey site is proposed to be via a private access drive from Crystal A Drive. The applicant has proposed two emergency access connections to the property. The connection from the eastern side of the proposed parking area to Crystal A Drive providing access on and through the PennState Health property provides the best emergency connection. There is also a connection proposed from the site's driveway to Sand Beach Road; however, this connection is situated 250 feet +/- from the site's driveway connection to Crystal A Drive, offering much less safety than the proposed connection to and through PennState Health's property. Prior to this submission, the applicant processed a sketch plan (Plat 1378) through the Township. That sketch plan indicated a future entry pavilion and warm-up/warm down pool building. Neither of those facilities are shown on this preliminary/final plan.

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Mr. Emerick stated that transportation impact study submitted with the plan considers the full buildout scenario discussed during the sketch plan stage and studied numerous intersections. At full buildout, the facility is projected to generate 86 new trips during the weekday AM peak hour, 196 new trips during the weekday PM peak hour, and 185 new trips during the Saturday midday peak hour. The study noted that all of the intersections studied will operate at a LOS D or better in the 2041 projected conditions with implementation of all recommended roadway improvements.

Mr. Emerick summarized the waivers and deferments 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, summarized their review comments. Mr. Emerick also summarized DTMA's review comments.

Regarding the proposed emergency access drive's intersection with Sand Beach Road, Member Wilson inquired if the unusual angle of the alignment is due to grading. Mark Hackenburg of RGS Associates responded that they used the alignment of the drive and easement already existing in that location as the basis for this point of intersection. Mr. Emerick noted that the Subdivision and Land Development Ordinance requires a 90-degree intersection alignment; however, he did not comment on the angle because he is aware of the existing condition. Member Wilson asked if there is adequate sight distance at the subject intersection. Craig Mellott of Traffic Planning & Design stated that the intersection meets the minimum required sight distance since it will be a gated emergency access and not intended for everyday use. With respect to the angle, Mr. Mellott commented that PennDOT might require the addition of a small curve to achieve a 90-degree intersection alignment.

Vice Chairman Guntrum asked if the construction of the extended walking trail will happen concurrently with the construction of the facility. Mr. Emerick replied that it would be bonded as part of the conditional approval of the plan.

Member Rowe thanked the applicant for proposing the extension of the walking trail in response to the Planning Commission's concerns. The applicant should think about how they intend to communicate the trail's existence to event attendees so that if someone wants to walk to Wendy's for food, they do not have to walk along Sand Beach Road.

Mr. Hackenburg stated that the applicant is willing to accept the comments that have been issued. He noted that the building height discrepancy was related to elevations provided by the architect that were early concepts. This will be revised and corrected.

Member Wilson asked if the applicant is agreeable to entering into a deferment agreement regarding the installation of sidewalk along Sand Beach Road from Crystal A Drive south to Hersheypark Drive. Mr. Hackenburg responded that a deferment agreement already exists in connection with a previous plan of record for The Hershey Company properties. Mr. Emerick noted that the agreement for Plat 1392 would be written so that it is a deferment based on the existence of

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the walking trail extension, which was not part of any other plan. Mr. Hackenburg stated that the applicant is agreeable to the intentions of the new deferment agreement, assuming it is acceptable to The Hershey Company.

MOTION ON WAIVERS/DEFERMENTS

On a motion made by Secretary Guay, clarified and seconded by Member Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that waivers and deferments from the Subdivision and Land Development Ordinance be granted as follows:

- a. Waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale to permit overall site plan sheets to be at 1" = 100'.
- b. Waivers from Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] regarding providing metes and bounds descriptions for existing street centerlines and easements.
- c. Waivers from Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding stormwater profiles for existing, undisturbed facilities.
- d. Waivers from Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding sanitary profiles for existing, undisturbed facilities.
- e. Waivers from Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding utility profiles for existing, undisturbed facilities.
- f. Waiver from Section 185-22.D.(3) regarding the requirements for road widening along the southern side of Kieffer Road.
- g. Deferment from Section 185-22.E.(5) regarding the installation of curbing along Sand Beach Road and Kieffer Road be granted in part where curbing may not be required as a part of sidewalk installation, subject to and conditional on the property owner agreeing to and executing a Declaration of Covenants, in a manner and form acceptable to the Township, to be recorded against the property, that would allow the Township to require the installation of curbing along Kieffer Road and Sand Beach Road in the future if deemed necessary.
- h. Waiver from Section 185-31 regarding shade trees along the southern side of Kieffer Road.
- i. Waiver from Section 185-34.A regarding installation of sidewalk for the Sand Beach Road frontage north of Crystal A Drive and the frontage along Kieffer Road, conditioned upon the applicant paying the fee in lieu of sidewalk installation, which fee shall be calculated by the applicant in accordance with Section 185-34.A.(4).(b).

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- j. Deferment from 185-34.A regarding installation of sidewalk along Sand Beach Road from Crystal A Drive south to Hersheypark Drive, subject to and conditional on the property owner agreeing to and executing a Declaration of Covenants, in a manner and form acceptable to the Township, to be recorded against the property, that would allow the Township to require the installation of sidewalk in the future if deemed necessary. The Township will accept the proposed trail extension as a suitable alternative for as long as it exists.

MOTION ON PLAT 1392

On a motion made by Member Wilson, seconded by Member Rowe, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1392 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the September 23, 2024 Township staff report.
- b. The comments in the September 9, 2024 HRG, Inc. Transportation Impact Study Review Letter No. 2.
- c. The comments in the September 24, 2024 HRG, Inc. Land Development and Stormwater Management Review Letter No. 2.
- d. The comments in the September 25, 2024 DTMA letter.
- e. Comment 5 in the July 30, 2024 Dauphin County Planning Commission Review Report.

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for Creekview Lawn and Landscapes, Plat 1394

Chuck Emerick explained that Plat 1394 proposes the development of 970 Bullfrog Valley Road. The property is located on the west side of Roush Road and the south side of Bullfrog Valley Road. The lands subject to this land development are located within the R-1 zoning district and are also within the Sand Hill Road Overlay (Overlay 12). The lot contains 2.227 acres and is subject to environmentally sensitive areas including a stream, floodplain, and wetlands. The land development plan proposes a new building with a footprint of 8,000 square feet for a retail landscape and garden center and other associated improvements. Both the retail and non-retail landscape and garden center uses required Conditional Use approval from the Board of Supervisors. The Board held a hearing on June 25, 2024 and, by a decision adopted on August 13, 2024, granted the Conditional Use with certain conditions. The *Trip Generation Evaluation & TIS Warrant Evaluation* indicates that the proposal will result in 420 average weekday trips, with 19 trips occurring during the AM peak hour, 42 trips occurring during the PM peak hour and 42 trips occurring in the Saturday midday peak hour. This report makes no necessary recommendations for transportation

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improvements in the area of the site.

Mr. Emerick summarized the waivers and deferments 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, summarized their review comments.

Member Wilson commented that the proposed access drive does not seem to line up with the access drive to Mary's Health and Fitness. Mr. Emerick responded that the Subdivision and Land Development Ordinance does not require the alignment of driveways.

Aaron Bricker of RGS Associates represented the applicant and stated that they have no issues with any of the review comments.

Member Rowe noted that the availability of parking at Mary's Health and Fitness is always an issue for them and asked if the Township should condition the approval of Plat 1394 on the Creekview Lawn and Landscapes parking lot not being used as shared parking for Mary's Health and Fitness. Mr. Emerick stated that the Township has not had any complaints lately about Mary's Health and Fitness. Member Rowe commented that the Township should try to make things as tight as possible because it is unknown what might happen in the future with a different owner. Mr. Emerick responded that he recognizes that either owner could change; however, it feels odd to restrict Plat 1394's approval based on Mary's Health and Fitness' parking issue.

MOTION ON WAIVERS/DEFERMENTS

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

- a. Waivers from Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding showing the location of all existing structures, wooded areas, water courses, rock outcrops, culverts, utilities above or below ground within 200 feet and 50 feet (respectively) of the site.
- b. Waivers from Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding providing topographic land contours at minimum vertical intervals of two feet on the tract of land to be developed or subdivided and within 200 feet and 50 feet (respectively) of the perimeter.
- c. Waivers from Sections 185-12.D.(3).(a).[21], [22], [23] and 185-13.E.(4).(a).[19], [20], [21] regarding providing profiles of existing stormwater sewer, sanitary sewer, and gas and water systems and other related structures.

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- d. Waivers from Sections 185-13.E.(4).(a).[19], [20], [21] regarding providing plans and profiles of proposed and existing stormwater sewer or conveyance systems, sanitary sewer systems, and gas and water systems with grades, pipe sizes and location of all inlets, manholes, and other related structures at a scale of one inch equals 50 feet horizontal and one inch equals 5 feet vertical.
- e. Waiver from Section 185-22.D.(3).(c) regarding widening of existing streets for Bullfrog Valley Road.
- f. Deferment from Section 185-22.D.(3).(c) regarding widening of existing streets for Roush Road, subject to and conditional on the property owner agreeing to and executing a Declaration of Covenants, in a manner and form acceptable to the Township, to be recorded against the property, that would allow the Township to require the widening of Roush Road in the future if deemed necessary.
- g. Deferment from Section 185-22.E.(5) regarding curbing installation along Bullfrog Valley Road and Roush Road, subject to and conditional on the property owner agreeing to and executing a Declaration of Covenants, in a manner and form acceptable to the Township, to be recorded against the property, that would allow the Township to require the installation of curbing along Bullfrog Valley Road and Roush Road in the future if deemed necessary.
- h. Deferment from Section 185-34.A regarding sidewalk installation along Bullfrog Valley Road and Roush Road, subject to and conditional on the property owner agreeing to and executing a Declaration of Covenants, in a manner and form acceptable to the Township, to be recorded against the property, that would allow the Township to require the installation of sidewalk along Bullfrog Valley Road and Roush Road in the future if deemed necessary.

MOTION ON PLAT 1394

On a motion made by Member Rowe, seconded by Member Wilson, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1394 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the September 23, 2024 Township staff report.
- b. The comments in the September 24, 2024 HRG letter.
- c. The comment in the September 25, 2024 DTMA letter.
- d. The comments in the September 20, 2024 Dauphin County Planning Commission Review Report.

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B. Review and recommendation of the Preliminary/Final Subdivision Plan of Lot 2 – The Pennsylvania State University Milton S. Hershey Medical Center and Lands of Pennsylvania American Water Company, Plat 1395

Vice Chairman Guntrum stated that he is abstaining from any discussion and voting regarding Plat 1395 because he is an employee of Pennsylvania American Water Company.

Member Rowe stated that he is recusing himself from any discussion and voting regarding Plat 1395 because he is a board member of the Susquehanna Area Mountain Bike Association (SAMBA) and is the trail director for the Hershey Medical Center trails and is aware of the impact that the proposed project will have on the trail system. *(At this point [approximately 7:03 p.m.] Member Rowe departed the meeting.)*

Chuck Emerick clarified that the recusal (Member Rowe) is no longer part of the quorum; however, the abstention (Vice Chairman Guntrum) is still part of the quorum, so the Planning Commission is still able to take action on Plat 1395.

Mr. Emerick explained that Plat 1395 is being processed to subdivide Lot 2A from the lands of the Pennsylvania State University, Milton S. Hershey Medical Center (Medical Center) to be conveyed to the lands of Pennsylvania American Water Company (PAWC). The subject properties total 552.84 acres. The Medical Center property is comprised of Lots 1, 2, 3, 4, and 9, which have been historically looked at as one lot for planning purposes. The lands of the Medical Center have frontage on Bullfrog Valley Road, Governor Road, Cherry Drive, and Sand Hill Road while the existing PAWC lot is landlocked, gaining access from the interior roads of the Medical Center. The properties are located within the Medical Campus Central zoning district and West Master Plan Approval Area Overlay. No new lots are proposed as part of this plan and no new development or improvements are proposed for any of the lots represented on the plan. Any future improvements may require the filing of a separate land development plan for review by the Township. Plat 1395 is processed to accommodate PAWC's purchase of Lot 2A, to be added to the others lands of PAWC. Lot 2A will contain 2.765 acres and will increase the PAWC lot to 4.76 acres to accommodate a future water tank. Lot 2A contains a portion of the Hershey Medical Center Trail System, a 10-mile mountain bike trail system established in cooperation with Susquehanna Area Mountain Bike Association (SAMBA).

Mr. Emerick summarized the waivers that the applicant has requested from the Subdivision and Land Development Ordinance and noted that the applicant should also request waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale and waivers from Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] regarding providing metes and bounds of street rights-of-way, centerlines, and existing easements. Jim Hartman, Honor Engineering, verbally requested the additional waivers per Mr. Emerick's suggestion.

Mr. Emerick; Ryan Cummings, HRG, Inc.; and Diane Myers-Krug, Dauphin County Planning Commission representative, summarized their review comments. Mr. Emerick also summarized DTMA's review comments.

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Member Wilson inquired if the Township would be responsible for ensuring that an easement agreement is amended in accordance with the proposal prior to approval of the plan. Mr. Emerick stated that the Subdivision and Land Development Ordinance requires the applicant to depict all easements on the plan, and no easements are shown for the trails. Jim Hartman, Honor Engineer Company, represented the applicants and commented that he did extensive research to try to locate easements, and he could not even find an easement agreement for access to the PAWC site from the Medical Center's property, hence the proposed blanket easement. Unfortunately, the entire site is viewed as one property even though they are separate properties, so that made searching difficult. In response to Member Wilson's initial question, Mr. Emerick stated that if an easement agreement existed, the Township would have an obligation to ensure that it was properly amended.

Mark Heisey, Hershey Medical Center, stated that there is an agreement between SAMBA and the Medical Center regarding the use of the trails. The agreement is not recorded at the Dauphin County Recorder of Deeds office. He added that the proposed project will only impact a very small portion of the trails and discussions are underway as to how to reconnect those areas. Mr. Emerick commented that the existing reservoir site is fenced, and he assumes the new site will be fenced as well.

As a result of some of the review comments noted by Mr. Emerick and Mr. Cummings, Mr. Hartman requested the following additional waivers from the Subdivision and Land Development Ordinance: from Sections 185-12.D.(3).(a).[18] and 185-13.E.(4).(a).[16] regarding providing the widths of existing streets and rights-of-way; from Sections 185-12.D.(3).(a).[20] and 185-13.E.(4).(a).[18] regarding providing the locations of existing driveways; and from Sections 185-12.D.(3).(a).[40] and 185-13.E.(4).(a).[43] regarding showing existing streets on and adjacent to the tract.

In response to a question from Member Wilson, Mr. Hartman stated that it is noted on the plan that the Medical Center will provide PAWC with a blanket easement to access the reservoir property.

MOTION ON WAIVERS

On a motion made by Member Wilson, seconded by Secretary Guay, and a majority vote (Vice Chairman Guntrum abstained), the Planning Commission made a recommendation to the Board of Supervisors that waivers from the Subdivision and Land Development Ordinance be granted as follows:

- a. Waivers from Sections 185-12.D.(3).(a).[9] and 185-13.E.(4).(a).[9] regarding providing existing physical features within 200 feet of the parcel.
- b. Waivers from Sections 185-12.D.(3).(a).[21] and 185-13.E.(4).(a).[19] regarding providing stormwater profiles for existing systems.
- c. Waivers from Sections 185-12.D.(3).(a).[22] and 185-13.E.(4).(a).[20] regarding providing sanitary sewer profiles for existing systems.

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- d. Waivers from Sections 185-12.D.(3).(a).[23] and 185-13.E.(4).(a).[21] regarding providing utility profiles for existing systems.
- e. Waiver from Section 185-12.D.(3).(a).[35] regarding providing topographic land contours within 200 feet of the subject parcel.
- f. Waivers from Sections 185-12.D.(3).(a).[46], 185-13.E.(4).(a).[41], and 185-31 regarding the installation of shade trees.
- g. Waivers from Sections 185-12.D.(3).(a).[51], 185-13.E.(4).(a).[49], and 185-18.D regarding the installation of concrete monuments.
- h. Waivers from Sections 185-12.D.(4).(g) and 185-36 regarding providing fire hydrant flow data.
- i. Waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding plan scale.
- j. Waivers from Sections 185-12.D.(3).(a).[7] and 185-13.E.(4).(a).[7] regarding providing metes and bounds of street rights-of-way, centerlines, and existing easements.
- k. Waivers from Sections 185-12.D.(3).(a).[18] and 185-13.E.(4).(a).[16] regarding providing the widths of existing streets and rights-of-way.
- l. Waivers from Sections 185-12.D.(3).(a).[20] and 185-13.E.(4).(a).[18] regarding providing the locations of existing driveways.
- m. Waivers from Sections 185-12.D.(3).(a).[40] and 185-13.E.(4).(a).[43] regarding showing existing streets on and adjacent to the tract.

MOTION ON PLAT 1395

On a motion made by Member Wilson, seconded by Secretary Guay, and a majority vote (Vice Chairman Guntrum abstained), the Planning Commission made a recommendation to the Board of Supervisors that Plat 1395 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the September 10, 2024 Township staff report.
- b. The comments in the September 23, 2024 HRG, Inc. letter, with the exception of comments 7 and 13.
- c. The comment in the September 25, 2024 DTMA letter.
- d. The comments in the September 24, 2024 Dauphin County Planning Commission Review Report.

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OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Member Wilson, seconded by Secretary Guay, and a unanimous vote, the meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Sean Guay
Planning Commission Secretary

Submitted by:

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