

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
November 5, 2024**

**CALL TO ORDER**

The Tuesday, November 5, 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 Chairman Matt Tunnell.

**ROLL CALL**

Commission Members Present: Matt Tunnell, Chairman; Sean Guay, Secretary; Tom Wilson; Glenn Rowe

Commission Member Absent: Mike Guntrum, Vice Chairman

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

Public Registering Attendance: Chad Zimmerman, Dawood Engineering

**APPROVAL OF MINUTES**

On a motion made by Member Wilson, seconded by Member Rowe, and a unanimous vote, the Planning Commission approved the minutes from the October 1, 2024 meeting, as written.

**OLD BUSINESS**

**A. Review and recommendation of the Preliminary/Final Land Development Plan for Hershey Islamic Center, Plat 1391**

Chuck Emerick explained that this plan represents the development of an approximately 9.5422-acre tract of land fronting on Stoverdale Road. The site is in the Conservation zoning district. Plat 1391 proposes the construction of a 47,944-square-foot building that comprises three major functions. One portion of the building is a three-story, K-5 elementary school serving 210 students, which is connected to a large multi-purpose building, which is connected to a 300-seat worship center. Plat 1391 was tabled at the Planning Commission's August 6, 2024 meeting, and has been revised to address some of the concerns of Township staff, HRG, DTMA, the Dauphin County Planning Commission staff, and the Township's Planning Commission.

Mr. Emerick suggested that the plan be tabled again to allow for further revisions to be made because there are major plan considerations related to access to the property, and lack of agreements for site access and to serve the property with water or sanitary sewer.

Mr. Emerick and Corrinne Cook, HRG, Inc., summarized their review comments.

**DERRY TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**November 5, 2024**

Member Wilson stated that he is curious about how the additional traffic will impact the access road behind Stoverdale Commons, especially in the morning with the high level of activity at Sheetz, and inquired if the Transportation Impact Study assessed the intersection of the Sheetz driveway and the access road behind Stoverdale Commons. Chad Zimmerman, Dawood Engineering, represented the applicant. He listed the surrounding intersections that were studied and stated that the only improvement proposed on Middletown Road has to do with the timing of the signal at the Stoverdale Road intersection. Mr. Emerick added that the Transportation Impact Study also recommends the installation of a left-turn lane into the site from Wood Road. In response to a question from Member Rowe, Mr. Zimmerman stated that the applicant has not yet had any conversations with PennDOT.

Member Rowe commented that the site driveway should line up with one of the driveways on the other side of the access road. As currently proposed, it is not going to function very efficiently.

Chairman Tunnell asked if the applicant investigated other areas on the site for the proposed driveway. Mr. Zimmerman responded that it would be difficult to line up the site driveway with the opposing driveway because of a large cut bank in that area and an existing utility pole.

In response to a question from Chairman Tunnell, Mr. Zimmerman stated that the applicant has a verbal agreement with the Stoverdale Commons property owner about the use of the access drive. They will have to discuss the discontinuation of the area behind the strip center being used for loading and unloading purposes. Chairman Tunnell noted that many people use the access drive as a shortcut and although its existence has improved traffic flow, it is narrow and has poor sight distances.

Member Rowe stated that he would prefer to hear what PennDOT has to say about the proposed change in use of the access drive behind Stoverdale Commons.

Mr. Zimmerman explained that the original design had the site driveway connecting to Stoverdale Road; however, the applicant has since discovered that this would be cost prohibitive because of stream. It will be difficult to put a box culvert there without major realignment of the stream. There is also the issue of stormwater runoff coming down the hill and potentially topping the box culvert, causing the need for a secondary means of access to the site. Mr. Emerick stated that the Subdivision and Land Development Ordinance is not specific about providing two means of ingress/egress to the site; it leaves the decision up to the Board of Supervisors. However, Mr. Emerick thinks it is important to have good access to the proposed school.

Member Wilson commented that he thinks connecting the site driveway to Stoverdale Road is a much better alternative for traffic, even with the additional time and cost involved.

Mr. Zimmerman requested that the Planning Commission table taking action on the plan at this meeting to allow the applicant more time to address some of the outstanding issues.

**DERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
November 5, 2024**

MOTION TO TABLE PLAT 1391

On a motion made by Member Wilson, seconded by Member Rowe, and a unanimous vote, the Planning Commission tabled taking action on Plat 1391, noting that the applicant has already provided a review extension until February 2025.

**NEW BUSINESS**

**A. Review and recommendation of the Preliminary/Final Land Development Plan for SSN Hershey Retail, Plat 1396**

Plat 1396 was withdrawn by the applicant prior to the meeting.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion made by Member Wilson, seconded by Member Rowe, and a unanimous vote, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

---

Sean Guay  
Planning Commission Secretary

Submitted by:

---

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