

**DERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 10, 2024**

CALL TO ORDER

The Tuesday, December 10, 2024, Derry Township Planning Commission meeting was called to order at 5:30 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; Mike Guntrum, Vice Chairman; Sean Guay, Secretary; Tom Wilson

Commission Member Absent: Glenn Rowe

Township Staff and Review Agency Representatives Present: Chuck Emerick, Director of Community Development; Jenelle Stumpf, Planning/Zoning Coordinator; Ryan Cummings, HRG, Inc.

Public Registering Attendance: Allison Hanna, Pennoni; John Osmolinski, MHS

APPROVAL OF MINUTES

On a motion made by Member Wilson, seconded by Vice Chairman Guntrum, and a unanimous vote, the Planning Commission approved the minutes from the November 5, 2024 meeting, as written.

OLD BUSINESS

A. Report on the Board of Supervisors' action regarding the Final Land Development Plan for Hershey Hotel at Hershey West End – Phase F, Plat 1393

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

B. Report on the Board of Supervisors' action regarding Conditional Use Application No. 2024-04, as filed by Piotr M. Switalski regarding establishing a Short-Term Rental use at 950 Mae Street

Chuck Emerick reported that the Board of Supervisors adopted a Decision granting the Conditional Use request, with conditions.

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C. Report on the Board of Supervisors’ action regarding Conditional Use Application No. 2024-05, as filed by Jeffrey A. Fertig regarding establishing a Short-Term Rental use at 74 Sipe Avenue

Chuck Emerick reported that the Board of Supervisors adopted a Decision granting the Conditional Use request, with conditions.

D. Report on the Board of Supervisors’ action regarding the Preliminary/Final Land Development Plan for Creekview Lawn and Landscapes, Plat 1394

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

E. Report on the Board of Supervisors’ action regarding 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

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

NEW BUSINESS

A. Review and recommendation of the Preliminary/Final Land Development Plan for Milton Hershey School Essential Employee Dwellings, Main Campus – Phase 2, Plat 1397

Chuck Emerick explained that the Milton Hershey School campus contains 2,785.86 acres of land; however, this project will only disturb approximately 16 acres. The campus land is predominantly in the Planned Campus South zoning district, with some street-fronting areas containing Overlay 11 (Homestead/Fishburn Roads) and Overlay 5 (Governor Road) designations. This development will not impact any of the areas located within the Overlay districts. The focus of this land development plan is construction of two additional “essential employee dwelling” buildings for Milton Hershey School. The two proposed buildings will mirror the two buildings constructed under Plat 1339 in 2021. Each structure will contain five dwelling units, and each building will be sprinklered. The buildings will be served by public sanitary sewer and water facilities. The plan also proposes a private hydrant. The dwellings will be accessed from a single new driveway onto Meadow Lane, approximately 400 feet north of Bachmanville Road. The project narrative notes that “*The additional traffic associated with this project is anticipated to be associated from within the existing campus and therefore a traffic study was not performed.*” Mr. Emerick agrees that a traffic study is not necessary for this development. The stormwater management facilities for this development include modification of an existing infiltration basin and a 100-foot extension of an existing riparian buffer along an existing stream.

Mr. Emerick summarized the waivers and deferments that the applicant has requested from the Subdivision and Land Development Ordinance and noted an additional deferment and waivers that

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the applicant should request. John Osmolinski of Milton Hershey School requested the additional deferment and waivers.

Mr. Emerick and Ryan Cummings, HRG, Inc., summarized their review comments.

In response to a question from Member Wilson regarding deferment of additional street right-of-way and cartway width, Mr. Emerick stated that it is unlikely that the existing landscaping would be affected by future right-of-way or roadway expansion.

MOTION ON WAIVERS/DEFERMENTS

On a motion made by Vice Chairman Guntrum, seconded by Secretary Guay, 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 providing all existing structures, wooded areas, watercourses, rock outcrops, culverts, utilities, fire hydrants, streets and their established grade and width, within 200 and 50 feet of the entire property.
- b. Waivers from Sections 185-12.D.(3).(a).[10] and 185-13.E.(4).(a).[10] regarding showing the location of sensitive environmental areas outside of the project area.
- c. Waivers from Sections 185-12.D.(3).(a).[12] and 185-13.E.(4).(a).[13] regarding providing adjacent owner information that is now older than one year.
- d. Partial waiver from Section 185-12.D.(3).(a).[15] regarding providing soil boundaries on the property.
- e. Waivers from Sections 185-12.D.(3).(a).[17] and 185-13.E.(4).(a).[15] regarding providing the names of existing and proposed streets and alleys.
- f. Waivers from Sections 185-12.D.(3).(a).[18] and 185-13.E.(4).(a).[16] regarding providing the width of existing streets, easements, and rights-of-way for the entire property.
- g. Waiver from Section 185-13.E.(4).(a).[18] regarding showing existing driveways on the entire property.
- h. 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 and conveyance systems, existing sanitary sewer systems, and existing gas and water systems for unaffected utilities only.

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- i. Waivers from Sections 185-12.D.(3).(a).[35] and 185-13.E.(4).(a).[36] regarding providing contours at two-foot intervals within 200 feet and 50 feet of the perimeter of the entire property.
- j. Waivers from Sections 185-12.D.(3).(a).[40] and 185-13.E.(4).(a).[43] regarding providing existing street names, cartway widths, and right-of-way widths for the entire property.
- k. Waivers from Sections 185-12.D.(3).(a).[47] and 185-13.E.(4).(a).[45] regarding providing the recording reference of record subdivision and land development plans of adjoining land identified by plan name, date of recording, and recording reference.
- l. Waivers from Sections 185-12.D.(3).(a).[51] and 185-13.E.(4).(a).[49] regarding providing the location of all existing and proposed monuments and markers.
- m. Deferment from Section 185-22.D regarding additional street right-of-way and cartway widths for all existing streets on the property, 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 additional right-of-way and/or cartway width in the future if deemed necessary.
- n. Deferment from Section 185-22.E.(5) regarding curbing for all existing streets on the property and adjacent to the project, 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 in the future if deemed necessary.
- o. Waiver from Section 185-49 regarding a wetlands determination for the remainder of the campus.
- p. Waivers from Sections 185-12.D.(3).(a).[8] and 185-13.E.(4).(a).[8] regarding providing NAD 1983 PA Coordinate System numbers for all points on the property boundary.
- q. Waivers from Sections 185-12.D.(2) and 185-13.E.(3) regarding minimum plan scale.
- r. Waivers from Sections 185-12.D.(3).(a).[11] and 185-13.E.(4).(a).[12] regarding providing gross and net developable area of land expressed in acres and square feet, along with drawings and calculations to describe how the net developable area has been calculated.
- s. Deferment from Section 185-34.A.(1) regarding 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

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property, that would allow the Township to require the installation of sidewalk in the future if deemed necessary.

MOTION ON PLAT 1397

On a motion made by Secretary Guay, seconded by Vice Chairman Guntrum, and a unanimous vote, the Planning Commission made a recommendation to the Board of Supervisors that Plat 1397 be approved, subject to the following being satisfactorily addressed:

- a. The comments in Item 3 of the November 12, 2024 Township staff report.
- b. The comments in the November 26, 2024 HRG letter.
- c. The comments in the December 4, 2024 DTMA letter.
- d. The comments in the December 5, 2024 Dauphin County Planning Commission Review Report.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Member Wilson, seconded by Secretary Guay, and a unanimous vote, the meeting was adjourned at 5:43 p.m.

Respectfully submitted,

Sean Guay
Planning Commission Secretary

Submitted by:

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