

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS PUBLIC HEARING MINUTES
FEBRUARY 13, 2018

CALL TO ORDER

Chairman Marc Moyer called the February 13, 2018 Public Hearing of the Township of Derry Board of Supervisors to order at 6:00 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. The meeting opened with the Pledge of Allegiance.

IN ATTENDANCE:

SUPERVISORS

Marc Moyer, Chairman
Susan Cort
Richard Zmuda

ALSO PRESENT:

James Negley, Township Manager
Jill Henry, Assistant Township Manager
Jon Yost, Township Solicitor
Chuck Emerick, Director of Community Development
Julie Echterling, Recorder

Public in Attendance:

The following were in attendance: Robert Naeye and David Romanoski.

INTRODUCTION:

Chairman Moyer stated this is a public hearing regarding the Conditional Use Application No. 2017-05 as filed by David A. Romanoski for a single-family dwelling conversion at 364 Mill Street. Mr. Emerick stated this public hearing is being held to obtain public comment. The applicant requests that a Conditional Use authorization be granted regarding the conversion of a single-family home with an accessory commercial use to a two-family home. The subject home is located at 364 Mill Street in the village of Hershey. The parcel of land located northwest of the Mill Street Carwash, which also contains a single-family dwelling and a 2-unit apartment. He showed the location on the map.

He discussed the following conditions for this Conditional Use and staff's assessment as to whether the condition has been met:

1. A maximum of two dwelling units per existing principal structure, per lot, shall be permitted.
 - This application meets this requirement. There are three principal structures on the lot, none of which contain or are proposed to contain more than two dwelling units.
2. The property must support the required number of off-street parking spaces for each dwelling unit.
 - This application meets this requirement. If approved, this property will contain 4 dwelling units with 2 or more bedrooms and 1 dwelling unit with 1 bedroom, requiring a total of 9 parking spaces. Eight parking spaces currently exist on the property and the applicant has proposed removal of a dilapidated shed to provide 1 additional parking space.
3. Converted dwelling units must be served by public water and public sewer.
 - All units will be served by public water and public sewer facilities.
4. Individual service lines and meters shall be provided for each dwelling unit where required by the standards, rules and regulations of the service provider.
 - This application meets this requirement. Utility services are provided in the manner as permitted by the regulations of the utility provider.
5. The density limitation of the underlying zoning district shall not be applicable, but all other dimensional requirements shall be satisfied.
 - This application meets this requirement. The only physical exterior improvement proposed is the creation of one parking space.

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In addition, the applicant is required to demonstrate that the following general conditions have been addressed to the maximum extent applicable:

1. The use will not adversely affect the health or safety of residents in the neighborhood or district in which the use is located.
2. The use will not overburden existing public services, including water, sanitary sewer, public roads, storm drainage or other public improvements.
3. The use will not be detrimental to the use or development of, or change the essential character of, the neighborhood or district in which the use is proposed. The Township Board of Supervisors shall consider, at a minimum, the impact of noise, dust, light, odor and adequacy of parking.
4. The use shall meet all other requirements of this Chapter that may apply.

The applicant has generally acknowledged in his application that he believes the proposal will meet each of these general requirements. The Board of Supervisors is required to render a written decision within 45 days after the last hearing before the Board is concluded. If the hearing is closed tonight, a decision will need to be rendered no later than March 30, 2018. He suggested this be listed on the March 13th agenda for action. If the Board determines that the Conditional Use should be approved, he asked for the following conditions of approval:

1. Evidence shall be provided at the time of building permit application that the applicant is in compliance with the rules and regulations of the utility service providers.
2. The development shall be in substantial compliance with the plans presented with the Conditional Use Application.
3. A minimum of 9 off-street parking spaces shall be provided.
4. The grant of approval of the Conditional Use request shall not relieve the applicant from filing and having the Township approve any permit, land development, subdivision, or site plan which may be required by other Township regulations or from otherwise complying with all applicable Township regulations.
5. The grant of this Conditional Use shall expire if a zoning permit, building permit, or certificate of use and occupancy is not obtained within 12 months from the date of the grant of the Conditional Use.
6. The use shall meet all other requirements of the Township that may apply.

PUBLIC COMMENTS:

There were no public comments offered. Supervisor Cort asked if he would be renting them. Mr. Romanoski stated yes and explained the need for apartments for medical students or young professionals in the Hershey area. He has 50 other units he manages. Chairman Moyer asked if he was confident he could meet the conditions discussed. Mr. Romanoski said yes.

ADJOURNMENT:

Supervisor Cort made a motion to adjourn the hearing at 6:10 p.m. Supervisor Zmuda seconded the motion.
Motion carried 4-0.

SUBMITTED BY:

Justin C. Engle
Township Secretary