

**DERRY TOWNSHIP  
ZONING HEARING BOARD MEETING MINUTES  
January 19, 2022**

**CALL TO ORDER**

The Wednesday, January 19, 2022, Derry Township Zoning Hearing Board meeting was called to order at 6:13 p.m. by Chairman Steve Seidl in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

Board members in attendance: Steve Seidl, Sandy Ballard (*via conference call*), Mike Angello (*via conference call*), Lindsay Drew, Tom Dedonatis

Board members absent: None

Also present: Megan Huff, Solicitor to the Board; David Habig, Assistant Director of Community Development; Maria O'Donnell, Court Reporter (*via conference call*); Valerie Wood, Community Development Secretary

Public registering attendance: None

**APPROVAL OF MINUTES**

On a motion made by Member Drew, seconded by Member Seidl, and a unanimous vote, the December 15, 2021, minutes were approved as written.

**REORGANIZATION FOR THE 2022 CALENDAR YEAR**

On a motion made by Member Ballard, seconded by Member Drew, and a unanimous vote, the Board appointed Steve Seidl to serve as Chairman.

On a motion made by Member Drew, seconded by Member Seidl, and a unanimous vote, the Board appointed Sandy Ballard to serve as Vice Chairwoman.

On a motion made by Member Ballard, seconded by Member Seidl, and a unanimous vote, the Board appointed Lindsay Drew to serve as Secretary.

Discussion took place on whether the Board wanted to appoint Hearing Officers for 2022 in the event a quorum cannot be established. Solicitor Huff explained what the role of a Hearing Officer is. On a motion made by Vice Chairwoman Ballard, seconded by Chairman Seidl, and a unanimous vote, the topic was tabled and will be on the agenda for the February meeting.

**OLD BUSINESS**

- A. Adoption of Decision in the Case of Kevin Pauza (2021-15)  
Property location: 790 Stauffers Church Road, Palmyra**

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Chairman Seidl read the terms of the Decision into the record as follows:

1. *The applicant's request for a variance from §225-501.43.B.4, regarding the maximum number of dwelling units served by a common, private driveway is GRANTED. The applicant may construct a common, private driveway that serves no more than seven dwelling units.*
2. *The relief granted herein shall be strictly contingent upon the following:*
  - A. *The common, private driveway shall be used solely for residential and related residential purposes only.*
  - B. *All proposed lots shall be single-family residences.*
  - C. *The applicant shall remove all other access to Stauffers' Church Road, particularly the gravel driveway of Lot 1 on the applicant's sketch plan, except for the common, private driveway. No future access from the property to Stauffers' Church Road, other than the access from the common, private driveway, shall be permitted.*
  - D. *The applicant shall remove the gravel from Lot 1 on the applicant's sketch plan.*
3. *The applicant shall construct the improvements in strict compliance with the plans and specifications submitted to the Board during the hearing of this matter, provided, however, that if the improvements that are the subject of this hearing, as finally constructed, require less relief than granted by the Board herein, no additional relief from this Board shall be required.*
4. *Except as extended by applicable law, the relief granted herein shall be valid for one (1) year from the date hereof. In the event the applicant has not, within the time period provided herein, commenced operations, applied for a building permit relative to the improvements where permits are necessary, or constructed the improvements not requiring permits, the relief granted herein shall be deemed to have expired, and the applicant shall be required to comply with the then existing terms of the Zoning Ordinance.*
5. *Any violation of any condition imposed herein shall be a violation of the Township Zoning Ordinance and shall be enforced as provided in the Ordinance.*

On a motion made by Secretary Drew, seconded by Member Angello, and a unanimous vote, the Decision was adopted as written, and Chairman Seidl has the authority to sign the Decision for the Board.

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**NEW BUSINESS**

**A. Hearing in the Case of Bryan M. Wehler (2021-16)  
Property location: 1130 Wood Road, Hummelstown**

The property is located in the R-1 zoning district. It is currently a vacant, wooded lot. The applicant is seeking relief regarding the disturbance of slopes 20% or greater.

The applicant has requested a continuance due to the fact that an in-person quorum of Board members was unlikely to be established. On a motion made by Secretary Drew, seconded by Member Dedonatis, and a unanimous vote, the Board granted the continuance.

**B. Hearing in the Case of Drury Southwest, Inc. (2021-17)  
Property location: A currently unaddressed parcel in close proximity to 1214  
Research Boulevard, Hummelstown**

The property is located in the Planned Campus West zoning district, the Planned Campus West Future Development Area Overlay, and the Community Heritage Buffer Overlay. It is currently an unimproved portion of property in the Hershey West End development. The applicant desires to build a new hotel on the site. Relief is sought from the maximum height of a nonresidential building as part of a Master Plan.

The applicant has requested a continuance due to the fact that an in-person quorum of Board members was unlikely to be established. On a motion made by Secretary Drew, seconded by Vice Chairwoman Ballard, and a unanimous vote, the Board granted the continuance.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion made by Secretary Drew, seconded by Vice Chairwoman Ballard, and a unanimous vote, the meeting was adjourned at 6:39 p.m.

Submitted by:

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Lindsay Drew, Secretary