

**TOWNSHIP OF DERRY**  
**BOARD OF SUPERVISORS PUBLIC HEARING MINUTES**  
**MAY 24, 2022 5:30 PM**

**CALL TO ORDER**

Chairman Abruzzo called the May 24, 2022 Public Hearing of the Township of Derry Board of Supervisors to order at 5:40 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. He advised that all public meetings are recorded for providing accurate notes. A roll call was performed.

**IN ATTENDANCE:**

**SUPERVISORS**

E. Christopher Abruzzo, Chairman  
Natalie L. Nutt, Vice Chairwoman  
Carter E. Wyckoff, Secretary  
Richard D. Zmuda-ABSENT  
Michael P. Corado

**ALSO PRESENT:**

Patrick Armstrong, Township Solicitor  
Chuck Emerick Director of Community Development  
Maria O'Donnell, Stenographer  
Julie Echterling, Recording Secretary

**PUBLIC IN ATTENDANCE:**

Mary Driscoll, Andrea Weland, Gianni Delucchi, Craig Smith, J. Ziegler

**INTRODUCTION:**

Chairman Abruzzo stated this is a Public Hearing regarding Conditional Use Application No. 2022-04 for 971 Bullfrog Valley Road and 1550 Sand Hill Road, as filed by Mary Driscoll.

Solicitor Armstrong stated this is a conditional use hearing for the property located at 971 Bullfrog Valley Road and 1550 Sand Hill Road. He stated the property's Dauphin County Tax Map Parcel No. is 24-057-094 and Tax Map Parcel No. 24-057-005. The applicant is Mary Driscoll and her business is under the name of Mary's Health and Fitness. He asked if anyone would like to request party status and explained party status. No one requested party status.

Mrs. O'Donnell swore in the applicant, Mary Driscoll, and Craig Smith from RGS. Mr. Craig Smith, RGS, Landscaping Architect, pointed out that this application is for the north side of the property. He noted there is a subdivision plan filed for the south side of the property. Currently, there is an auction and towing business located on the property.

Ms. Driscoll provided her background including growing up in Hershey and her athletic background, including swimming. She spoke about the services her business offers including one on one training, small group, ACL recovery, and returning to play after an injury. She stated they started in a park and currently are at Hockersville Road with 3,700 square feet. They want to build a training center for youth. The facility will include room for a Sports Psychologist, Nutritionist, return to play area, small group training and small clinics for sports. She spoke about the issues with the youth today and desire to develop programs for kids. She spoke in detail about the sports injuries and statistics with ACL knee injuries at HMC and young athletes. She spoke about the Sports metrics program and the success they have with the program. They have outgrown their current location and need space. They have teamed up with a physical therapist to help athletes get back to sports. She showed the Board the layout of the training center they are proposing, including the training and weight room. Group training is one to six athletes to one staff member. The Hershey Bears strength trainer, Mike Wagner, is employed with her company. She spoke about the indoor turf field, staff and spacing needed for her company.

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Mr. Smith showed the Board the existing site for their proposed Center. He discussed the access points at Sand Hill and Bullfrog Valley Roads. There will be approximately 35 parking spaces which is shown on the sketch plan provided to the Board. He showed on the map the location of the stormwater for the site. He noted this will be in the R1 district. This will not be a gym; access is controlled by appointment only. He spoke about the surrounding businesses and how this would fit into the neighborhood.

Chairman Abruzzo asked about the expected days of operations. Ms. Driscoll stated they would be Monday-Friday from 3 p.m. to 8 p.m. for after school sessions. They would be closed Sunday and operate Saturday from 8 a.m. to 12 p.m. Supervisor Corado asked the total square footage and the entrance into the site. Ms. Driscoll stated it would be approximately 39,500 square feet. Mr. Smith stated the intersection, topography, and site distance would be addressed in the site plan. Chairman Abruzzo stated he wants to make sure the entrance is safe for the students coming to the facility.

Vice Chairwoman Nutt wanted to verify that the facility will not be rented out for tournaments considering the number of parking spaces and location. Ms. Driscoll stated it would be rented out for clinics for up to 12 for soccer, but there would not be any large tournaments. Vice Chairwoman Nutt spoke about the parking and would not want to see parking on the street. Ms. Driscoll noted that most of her clients are dropped off or carpool. Supervisor Wyckoff asked about the current business, Auction House. Mr. Smith stated they plan demolition.

Solicitor Armstrong asked to enter the following Township Exhibits into the record:

1. Township Exhibit #1=The Conditional Use Application dated 4/5/2022
2. Township Exhibit #2=Proof of Publication
3. Township Exhibit #3=Copy of Notice of Public Hearing
4. Township Exhibit #4=Copy of list of addresses receiving notice
5. Township Exhibit #5=Photos of the posting of the site

He asked if there were any objections to these exhibits being entered and Mr. Smith answered no. He stated the following would be applicant exhibits:

1. Applicant Exhibit #1=Sketch Plan for Mary's Health and Fitness prepared by RGS dated 4/5/2022
2. Applicant Exhibit #2=Concept Plan prepared by CNTRL Architects
3. Applicant Exhibit#3=Existing conditions Aerial Picture.

Solicitor Armstrong asked about the size of the lot. Ms. Driscoll stated the total building would be 39,500 square feet. He asked about the 7,500 square foot jet-out. Ms. Driscoll spoke about the items in this jet-out including a conference room, training office and recovery room. Solicitor Armstrong asked if someone will be with the athlete in both areas of the facility. Ms. Driscoll stated it is by appointment only and there will always be a staff member with them. She emphasized there would only be small groups or clinics.

Mr. Emerick stated the purpose of the Conditional Use hearing is to show that their use is similar to a permitted use. He discussed the two uses that are permitted in this zoning ordinance that are similar to her proposed facility. He stated the following are the two uses and provided their definitions:

1. Personal Service Establishment - A business in which services are offered to an individual relating to the hygiene or appearance of an individual such as, but not limited to, barber shops, hair salons, manicurists, acupuncturists, massage therapy, health spas, weight loss centers, tanning salons, hair replacement or removal facilities, and the like.

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2. Parks, Playgrounds and Recreation - A facility or facilities which include parks, recreational facilities such as swimming pools, skating rinks, recreational centers and other recreational areas and facilities (excluding golf courses). This also includes areas of land suitable for the development of specific active recreation facilities or leisure time activities, usually of a formal nature and often performed with others, requiring equipment, and taking place at prescribed places, sites, or fields, including but not limited to baseball fields, soccer fields, football fields, tennis, basketball and other court games, hockey facilities, multipurpose fields and community swimming pools and attendant facilities.

Solicitor Armstrong asked them if their facilities are similar to the two uses. Mr. Smith stated that in the overlay district which includes schools/daycares and is comparative in the R1 district. Solicitor Armstrong asked them to confirm that it will not be run like a gym or fitness center. Mr. Smith stated it will not be and will be by appointment only. Mr. Smith stated this facility will be a significant improvement to the site with the impervious coverage, stormwater, and buffer. He noted in their application they did cover the requirements for this use and could go over them if necessary. Solicitor Armstrong asked if they would comply with the zoning requirements and Mr. Smith stated they will comply. Mr. Smith noted that there is a senior living facility on the southeast corner of the property and the St. Joan of Arc school is on the property as well.

**PUBLIC COMMENT:**

There were no public comments offered.

**ADJOURNMENT:**

Chairman Abruzzo closed the public hearing at 6:12 p.m.

**SUBMITTED BY:**

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Carter E. Wyckoff  
Township Secretary