

**DERRY TOWNSHIP
ZONING HEARING BOARD MEETING MINUTES
September 20, 2022**

CALL TO ORDER

The Tuesday, September 20, 2022, Derry Township Zoning Hearing Board meeting was called to order at 6:00 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: Chairman Steve Seidl, Vice Chairwoman Sandy Ballard, Member Mike Angello, Member Tom DeDonatis

Board members absent: Secretary Lindsay Drew

Also present: Megan Huff, Solicitor to the Board; David Habig, Assistant Director of Community Development; Maria O'Donnell, Court Reporter

Public registering attendance: Philip Cahill, McQuaide Blasko; Carolyn M. Smith, McQuaide Blasko; Charleton Zimmerman, Palmdale

APPROVAL OF MINUTES

On a motion made by Chairman Seidl, seconded by Member DeDonatis, and a unanimous vote, the July 20, 2022, minutes were approved as written with the following changes:
Paragraph 6: "Chairman Seidl and Member Angello abstained" was added.
Paragraph 11: "Chairman Seidl and Member Angello abstained" was added.

OLD BUSINESS

None.

NEW BUSINESS

**A. Hearing in the Case of McQuaide Blasko, Inc (2022-10)
Property location: 1223 West End Avenue, Suite 200, Hummelstown**

The property is located in the Planned Campus West, Planned Campus West Future Development Area Overlay (O7), and General Sign Overlay zoning districts and is improved with a multi-tenant building. The applicant desires to replace a wall sign on the west side of the building. Relief was sought to place the sign above the lower sill of an upper story window.

Philip Cahill, Operations Manager for McQuaide Blasko, Inc., was sworn in. Mr. Cahill stated that McQuaide Blasko, Inc. has moved from Cocoa Avenue to Hershey West End. The lease agreement allows them to put signage on the building. During the approval process, it was

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determined that a variance was granted for U-Gro's sign several years ago. That variance was a one-time variance and does not allow for continued use. The applicant is requesting a variance to allow a sign to be put in the same place as the U-Gro sign, which is above the lower sill of an upper story window. The proposed sign will comply with all applicable ordinances in regard to size. Landlord approval letters have been obtained by the applicant from the landowner and the building owner.

No one else offered testimony.

Chairman Seidl informed the applicant that the Board has 45 days to render a decision and if the applicant is aggrieved in any way, they have 30 days to appeal the decision.

**B. Hearing in the Case of David Rotunda (2022-11)
Property Location: 814 East Chocolate Avenue, Hershey**

The property is located in the Palmdale Mixed Use and East Chocolate Avenue Overlay (O10) zoning districts and is improved with a brew pub/restaurant. The applicant is appealing the Zoning Officer's Decision regarding a tent on the property.

David Habig confirmed he received an e-mail on September 14, 2022 from Mr. Rotunda to withdraw this case. The case was in response to a violation letter Mr. Rotunda received in reference to a tent on his property. Mr. Rotunda intended to appeal that decision; however, during that time the tent has been removed from the property.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Member DeDonatis, seconded by Vice Chairwoman Ballard, and a unanimous vote, the meeting was adjourned at 6:14 p.m.

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DELIBERATION

The Board met to deliberate in the case of McQuaide Blasko, Inc. (2022-10) and directed the Solicitor to prepare the draft decision on the case for formal action at the October 2022 meeting.

Submitted by:

Lindsay Drew, Secretary