



TOWNSHIP OF DERRY

**Board of Supervisors Public Hearing Minutes
Tuesday, June 13, 2023**

CALL TO ORDER

Chairman Abruzzo called the June 13, 2023 Public Hearing of the Township of Derry Board of Supervisors to order at 5:30 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. He noted that Vice Chairwoman Nutt was absent with excuse.

ROLL CALL

SUPERVISORS PRESENT:

E. Christopher Abruzzo, Chairman
Carter E. Wyckoff, Secretary
Michael P. Corado, Supervisor
Richard D. Zmuda, Supervisor

ALSO PRESENT:

Christopher S. Christman, Township Manager
Chuck Emerick, Director of Community Development
Julie Echterling, Recording Secretary
Peter Nelson, Township Solicitor
Ryan Cummings, HRG Engineer

ABSENT:

Natalie L. Nutt, Vice Chairwoman

Public in Attendance:

Ken Gall, Zac Silvertsen, Mike Callahan, Maria O'Donnell, Stenographer

NEW BUSINESS

Public hearing regarding proposed Ordinance No. 2023-05, amending Chapter 225 (Zoning) of the Code of Ordinances of Derry Township by permitting Dwellings for Employees and Students as a Conditional Use in the Downtown Core Overlay 9.1 of the Hershey Mixed Use zoning district and establishing specific criteria and requirements for the same.

INTRODUCTION

Chairman Abruzzo introduced the hearing for the proposed changes to Chapter 225 with Ordinance 2023-05.

Mr. Emerick stated the proposed Ordinance No. 2023-05 was filed by Benchmark Real Estate, on behalf of the property owner, Hershey Trust Company, and in concert with Hershey Entertainment and Resorts Company. The proposed text amendment would allow for "Dwellings for Employees and Students" as a Conditional Use in the Downtown Core 9.1 Overlay of the Hershey Mixed Use zoning district. The details of the draft ordinance have been discussed at previous meetings of the Board of Supervisors. Solicitor Armstrong, legal counsel for Hershey Trust Company, and Township Staff have edited the original draft amendment based on comments made during those meetings. There are 23 conditions to the proposed text amendment. Both Derry Township and Dauphin County Planning

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Commissions recommend adoption or supported the text amendment. No action is required at this meeting because it is on the agenda for the Regular meeting at 7 p.m.

Chairman Abruzzo stated the Board and Staff have had many discussions to address their concerns and to be comfortable that we are preserving the specific use. He stated they have not received any feedback from the public. Solicitor Nelson stated because of the way this hearing was advertised, he recommends that the hearing be kept open until the regular meeting for the vote.

VISITOR/PUBLIC COMMENTS

There were no public comments offered.

ADJOURNMENT

Supervisor Wyckoff made a motion to continue this hearing until the 7 p.m. meeting and adjourn at 5:40 p.m. Supervisor Zmuda seconded the motion. Motion carried 4-0.

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary