



## TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes  
Tuesday, February 13, 2024

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### CALL TO ORDER

Chairman Abruzzo called the February 13, 2024 Public Hearing of the Township of Derry Board of Supervisors to order at 6:04 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.

### ROLL CALL

#### SUPERVISORS PRESENT:

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

#### ALSO PRESENT:

Christopher S. Christman, Township Manager  
Patrick Armstrong, Township Solicitor  
Chuck Emerick, Director of Community Development  
Julie Echterling, Recording Secretary  
Becky Sweigart, Public Outreach Coordinator  
Maria O'Donnell, Stenographer  
David Habig, Assistant Director of Community Development

#### Public in Attendance:

Nikki Soliday, Hershey History Center, Traci Chorerd, Hershey History Center, John Paul Caolozo, Robert Brockman, 409 Cocoa Ave, Louis Paoletti, 156 W. Areba Ave, Htin Aung, 911 Mae Street

### NEW BUSINESS

#### Proposed Ordinance No. 2023-09, which would amend Chapter 225 (Zoning) of the Code of the Township of Derry regarding setbacks in the Hershey Mixed Use and Palmdale Mixed Use zoning districts; Downtown Core Design Standards; and other miscellaneous minor revisions

Chairman Abruzzo stated this is the Public Hearing for the Proposed Ordinance No. 2023-09, which would amend Chapter 225 (Zoning) of the Code of the Township of Derry regarding setbacks in the Hershey Mixed Use and Palmdale Mixed Use zoning districts; Downtown Core Design Standards; and other miscellaneous minor revisions.

Solicitor Armstrong stated this Hearing has been advertised and these changes have been reviewed at prior meetings. He spoke about the proposed setbacks and how they are outlined based on the size of the lot. He spoke about the setbacks being a scale based on the size of the lot from less than 40 feet wide, 60-85 feet wide, and greater than 85 feet wide. The setbacks would be from 5 feet to 15 feet depending upon the lot size and zoning district. Chairman Abruzzo stated they spent a lot of time going over this because they were not happy with the prior ones and received input from the residents. Vice Chairwoman Nutt noted they are not taking anything away from homeowners, and Mr. Emerick spoke of being grandfathered in. Chairman Abruzzo spoke of the reasons for the changes. He noted the number of variances being filed and how the character of neighborhoods were changing. Mr.

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Emerick stated this will allow flexibility on lots and should not have as many zoning variance requests.

Mr. Emerick highlighted the changes to Section IV with the composition of the Downtown Core Design Board. Of the seven-member board, a minimum of four members are to be Derry Township residents. He outlined the qualifications of a board member including the professional groups they should be part of and persons residing within the Downtown Core Overlay being eligible.

### **PUBLIC COMMENT:**

Mr. Robert Brochman, 409 Cocoa Ave, asked several questions about setbacks with parking and specific questions about his lot. Mr. Emerick stated he would answer his questions about his lot outside this meeting.

Mr. Lou Paoletti, 156 W. Areba, asked specific questions about the Downtown Core Design Board, the members, and the voting as being binding versus recommendations. Mr. Emerick answered his questions.

There were no other public comments offered into the Hearing. Chairman Abruzzo closed this hearing at 6:28 p.m.

### **Proposed Ordinance No. 2023-10, which would amend Chapter 225 (Zoning) of the Code of the Township of Derry regarding Section 225-501.58 (Development Approval Process [Master Plan])**

Chairman Abruzzo opened the Public Hearing at 6:28 p.m. for the proposed ordinance 2023-10 which would amend Chapter 225 (Zoning) of the Code of the Township of Derry regarding Section 225-501.58 (Development Approval Process, Master Plan).

Solicitor Armstrong stated the Public Hearing was open. He stated the changes in the ordinance involved changes to the master plan and defining what is acceptable and not acceptable for open space. Chairman Abruzzo spoke of the master plan and how it benefits the developer more than the Township. They want to scale back those benefits to protect the Township. He stated they felt like their hands were tied in some instances. Supervisor Wyckoff asked how many master plans had been approved. Mr. Emerick stated two were approved.

### **PUBLIC COMMENTS:**

There were no public comments offered.

Chairman Abruzzo closed this Hearing at 6:30 p.m.

### **SUBMITTED BY:**

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Carter E. Wyckoff, Township Secretary