



TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes
Tuesday, February 27, 2024

CALL TO ORDER

Vice Chairwoman Nutt called the February 27, 2024, Regular Hearing of the Township of Derry Board of Supervisors to order at 6:05 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. She advised that all public meetings are recorded for providing accurate minutes. A roll call was performed, and it was noted that Chairman Abruzzo was absent with excuse. Supervisor Corado attended the hearing by phone.

ROLL CALL

SUPERVISORS PRESENT:

Natalie L. Nutt, Vice Chairwoman
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
Maria O'Donnell, Stenographer

ABSENT:

E. Christopher Abruzzo, Chairman

Public in Attendance:

Rich Ozimek, Stoverdale, Tom Swavely LHMPTI, Esch McCombie McNees, Keith Heigle LHAI, Amy Foersln LHMPTI, Craig Boslougia LHMPTI, Luke Drayer LHMPTI

NEW BUSINESS

Public hearing regarding Ordinance No. 2024-01, amending Chapter 225 (Zoning) of the Code of Ordinances of Derry Township by revising the definition of Outpatient Medical Treatment Facility and adding new definitions for Massage Therapy and Physical, Occupational or Speech-Language Therapy Facility and further adding Physical, Occupational or Speech-Language Therapy Facility as a use permitted by right in the General Commercial, Planned Campus West, Medical Campus Central and Commercial Recreation zoning districts (initiated by Zoning Ordinance Amendment Petition No. 2023-02, as filed by LHM Physical Therapy Institute, LLC, and Middletown Wood Road Partners, LP)

INTRODUCTION

Chairwoman Nutt introduced the hearing and turned it over to Solicitor Nelson. Solicitor Nelson noted the hearing has been advertised. Attorney Esch McCombie, McNees Wallace & Nurick, was here for the applicant.

Mr. Emerick stated the applicant proposed modifications to the Zoning Ordinance to allow the Physical, Occupational or Speech-Language Therapy Facility use in the General Commercial, Planned Campus

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West, Medical Campus Central, and Commercial Recreation zoning districts. He read the category of use that falls under Outpatient Medical Treatment Facility as "A business establishment that provides medical services in a specific area of medicine, and contains advanced equipment and highly trained, specialized staff. These facilities may include surgery, imaging, medical laboratory, physical therapy, cancer and chemotherapy, narcotic and substance abuse, cardiology, gastrointestinal and similar type treatment centers. A general care practitioner may be located on site; however, a healthcare practitioners office shall not be a principal use of the facility. Overnight (hospital) accommodations shall not be permitted." He spoke about how this would make sense with their locations. He outlined the parking requirements for these types of facilities, being worked out with the Zoning Officer and any disputes going to the Zoning Hearing Board.

Attorney McCombie stated that physical therapy is a stop along the way for patients. He noted that the Township and the County Planning Commissions agreed to the proposed modifications. Vice Chairwoman Nutt asked Mr. Emerick to show the Board the zoning locations on the map. Mr. Emerick showed the Board the locations on the map of where this use would be permissible.

VISITOR/PUBLIC COMMENTS

There were no public comments offered.

ADJOURNMENT

The hearing closed at 6:17 p.m.

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary