

**DERRY TOWNSHIP
ZONING HEARING BOARD MEETING MINUTES
March 20, 2024**

CALL TO ORDER

The Wednesday, March 20, 2024, Derry Township Zoning Hearing Board meeting was called to order at 6:01 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; Secretary Mike Angello; Member Joe Nocera

Board members absent: Vice Chairman Tom DeDonatis; Member Bill Tafuto

Also present: David Habig, Assistant Director of Community Development; Maria O'Donnell, Court Reporter; Valerie Wood, Community Development Secretary

Public registering attendance: Randy Wright, Hanover Engineering

APPROVAL OF MINUTES

On a motion made by Chairman Seidl, seconded by Member Nocera, and a unanimous vote, the February 21, 2024, minutes were approved as written.

OLD BUSINESS

**A. Adoption of Decision in the Case of Glen R. Sponaugle (2024-01)
Property location: 975 Eby Road, Palmyra**

Chairman Seidl read a portion of the terms of the Decision into the record as follows:

1. *The applicant's request for a variance from 225-303, Table 5, Item A, regarding the minimum lot width is GRANTED. The applicant may maintain a minimum lot width of 100 feet for each the newly created lot and the residual lot.*

On a motion made by Chairman Seidl, seconded by Member Nocera, and a unanimous vote, the Decision was adopted as written.

**B. Adoption of Decision in the Case of Michael and Diane Leonard (2024-02)
Property location: 1066 Old West Chocolate Avenue, Hershey**

Chairman Seidl read a portion of the terms of the Decision into the record as follows:

1. *The applicants' request for a variance from §225-317, Table 33, Item B, regarding the minimum lot depth is GRANTED. The applicants may maintain a lot depth of*

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100 feet.

2. *The applicants' request for a variance from §225-317, Table 33, Item C, regarding the minimum non-residential lot area is GRANTED. The applicants may maintain a lot area of 0.794 acres.*
3. *The applicants' request for a variance from §225-317, regarding the yard setback for a principal structure is GRANTED. The applicants may encroach to within 20 feet of the front, rear, and side yard right-of-way and property lines for the proposed new principal building.*
4. *The applicants' request for a variance from §225-317, regarding the rear yard setback for an accessory structure is GRANTED. The applicants may encroach to within 4 feet of the rear yard property line for the proposed shed.*
5. *The applicants' request for a variance from §225-317, Table 33, to permit parking areas within the setbacks is GRANTED. The applicants may encroach as follows for the proposed parking areas:*
 - A. *Front yard setback: The applicants may encroach to within 3 feet of the right-of way.*
 - B. *Rear yard setback: The applicants may encroach to within 4 feet of the rear yard property line.*
6. *The applicants' request for a variance from §225-317, Table 33, to permit a loading space within the setbacks is GRANTED. The applicants may encroach in the front yard setback to within 23 feet of the right-of-way for the proposed loading space.*

On a motion made by Chairman Seidl, seconded by Member Nocera, and a unanimous vote, the Decision was adopted as written.

NEW BUSINESS

- A. **Hearing in the Case of John Fugate (2024-03)**
Property location: 86 Rear East Derry Road, Hershey

On a motion made by Chairman Seidl, seconded by Member Nocera, and a unanimous vote, the hearing was continued to the April 17, 2024, meeting.

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion made by Chairman Seidl, seconded by Member Nocera, and a unanimous vote, the meeting was adjourned at 6:08 p.m.

Submitted by:

Mike Angello, Secretary