



TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes
Tuesday, September 24, 2024

CALL TO ORDER

Chairman Abruzzo called the September 24, 2024, Public Hearing of the Township of Derry Board of Supervisors to order at 6:07 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 minutes. A role 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
David Habig, Assistant Director of Community
Development
Lynn Dawson, Recording Secretary
Maria O'Donnell, Stenographer

ABSENT:

Public in Attendance:

Piotr Switalski, Jeffrey Fertig

NEW BUSINESS

Public hearing regarding Conditional Use Application No. 2024-04, as filed by Piotr M. Switalski regarding establishing a Short-Term Rental use on the property located at 950 Mae Street.

INTRODUCTION

Chairman Abruzzo introduced the Hearing and requested Solicitor Armstrong and Mr. Habig to update the Board of Supervisors. Mr. Habig confirmed the conditional use hearing for 950 Mae Street, noting all conditions have been met.

Solicitor Armstrong confirmed the conditional use hearing for 950 Mae Street, Hummelstown, Pennsylvania, in Dauphin County, parcel number 24-031-043, noting the following exhibits:

- Board 1: copy of the conditional use application from the applicant
- Board 2: copy of the proof of publication associated with the public notice
- Board 3: photograph depicting the public notice that was posted on the property
- Board 4: copy of the list of abutting properties that were given notice of the hearing
- Board 5: copy of the correspondence dated September 11, 2024, regarding the Derry Township

Board of Supervisors Public Hearing Minutes – September 24, 2024

Planning Commission review and recommendation

- Board 6: copy of the correspondence to the Township from the applicant granting an extension of time to hold the meeting

Solicitor Armstrong requested if anyone in attendance needed to be granted party status, noting he did not have anyone request party status. Solicitor Armstrong confirmed Piotr Switalski (the applicant) did not have any objection with Board exhibits #1-6, and subsequently admitted the exhibits to record. Solicitor Armstrong asked Mr. Switalski if he had any questions for the Board, with Mr. Switalski stating he did not.

Piotr Switalski was sworn in by stenographer, Maria O'Donnell.

Mr. Switalski stated he plans on having a manager available for the property, as he lives approximately one hour and 45 minutes away from the property location.

Solicitor Armstrong confirmed Mr. Switalski was aware of the requirements within the zoning ordinance section 225-501.20, as well as the guidelines of the conditional use agreement. Mr. Switalski stated he will abide by all requirements.

Solicitor Armstrong discussed the requirement of five parking spaces for the property, with Mr. Switalski stating he was in compliance. Mr. Habig confirmed the new application attachment shows the two parking spaces in the garage along with three parking spaces in the driveway. Solicitor Armstrong noted they will submit a document (Board 7) showing the copy of the revised attachment.

Supervisor Zmuda questioned whether Mr. Switalski has plans to increase the number of bedrooms in the future, and stated he would need to work with Community Development if this would be the case. Solicitor Armstrong requested if Mr. Switalski was aware that if he would increase the number of bedrooms, he would need to return before the Township and request additional approval. Mr. Switalski stated he was aware and understood the requirement.

Mr. Habig confirmed the five parking spaces on the lot, with the three spaces in the driveway being a stacked parking situation, which is allowable for the conditional use agreement.

It is not necessary to take any action at this hearing; however, Zoning Ordinance regulations require that the Board render a written decision within 45 days after the last hearing before the Board is concluded, unless an extension of time is granted by the applicant. If the hearing is closed on September 24, 2024, a decision will need to be rendered no later than November 8, 2024, keeping in mind that your closest regular meeting to that date is October 22, 2024. Staff and legal counsel will prepare a written decision to approve or deny the application as the Board directs.

Solicitor Armstrong confirmed that the Board of Supervisors did not have any further questions or comments and closed the hearing. Solicitor Armstrong noted that the Board has 45 days to issue a written decision.

VISITOR/PUBLIC COMMENTS

No comments.

Board of Supervisors Public Hearing Minutes – September 24, 2024

ADJOURNMENT

Chairman Abruzzo closed the hearing at 6:19 p.m.

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary