

CONDITIONAL USE HEARING
HELD
August 21, 2023

The Derry Township Board of Supervisors held a Public Hearing on Monday, August 21, 2023.

Present:	Chairman	Ronald E. Napikoski, Jr.
	Vice-Chairman	Donald R. Warntz, II
	Township Manager	Kelly J. Shutes
	Solicitor	Timothy Searer

Mr. Napikoski called the hearing to order at 5:15 p.m. A transcript of this hearing was taken by Boring Court Reporting.

The purpose of the hearing was to hear an application filed by Brenda & Raphael Caruso, 1906 Back Maitland Rd., Lewistown requesting a Rural Occupation at Tax Map # 16, 34-0101--,000.

According to §215-100 Rural Occupations, of the Derry Township Zoning Ordinance, rural occupations may be permitted by conditional use where the proposed use is accessory to the principal residential use of the property within the Rural and Forest Zones. This property is in a Rural Zone.


The hearing proceeded with testimony.

Brenda and Raphael Caruso were present and explained that they wish to open an existing 12' X 40' greenhouse on their property to sell plant starts, whole food garden produce as well as handmade/retail crafts, soaps and seasonal items. They plan to be open from approximately Easter through Halloween each year and close over the winter months. They have space for nine parking spaces along their private driveway. They would expect to be open from 10:00 a.m. to 7:00 p.m. They will not have any paid employees. They also mentioned that there is a business next door to them. If they put up signs, they will apply for permits and construct to Township specifications.

There was no other testimony offered.

D. Warntz made a motion to grant Caruso's conditional use for a Rural Occupation. R. Napikoski seconded the motion. Motion carried 2 - 0.

The hearing was adjourned at 5:30 p.m.

DERRY TOWNSHIP BOARD OF SUPERVISORS

Kelly J. Shutes
Township Manager