

CONDITIONAL USE HEARING  
HELD  
April 1, 2024

The Derry Township Board of Supervisors held a Public Hearing on Monday, April 1, 2024.

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

Mr. Napikoski called the hearing to order at 4:30 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 Carol Armstrong, 69 Sand Rock Rd., Lewistown, PA (Tax Map # 16 ,09-0303--,000).

According to §215-79, Home Occupations, of the Derry Township Zoning Ordinance, home occupations are permitted by conditional use in the Medium Density Residential (MDR) Zone. This property is in the MDR Zone.

The hearing proceeded with testimony.


The Township Secretary verified the required advertisements and postings were completed within the allotted time.

The Township Secretary noted that Ms. Carol Armstrong contacted the Township office on Friday, March 29, 2024 and told her that she had a death in the family and would not be able to attend today's hearing. After checking with the Township Solicitor, Ms. Shutes called Ms. Armstrong back and gave her the choice to allow the Township Board of Supervisors to hold the hearing as advertised or to postpone the hearing to a later date, which would need to be re-advertised. Ms. Armstrong agreed to allow the hearing to proceed in her absence.

According to the Conditional Use application filed with the Township Zoning Officer, Ms. Armstrong provided a letter outlining the type of business she was seeking permission to conduct, the fact that 15% of the homes floor space would be designated for the business, she would have no employees, no accessory buildings for the business and no customers visiting her home. The business will be an ecommerce business selling products crafted with the sublimation process, such as clothing, mugs, key chains, etc. Only small tools and a small clay oven would be used to produce the products. The business is listed as "Free as the Wind Creations, LLC" and is registered with the Department of State and has registered for the proper income tax licenses and credentials.

J. Sipe made a motion to approve the conditional use application for conducting a home occupation filed by Carol Armstrong and noting that if she intends to change her business in any way, she should contact the Township Zoning Officer before doing so. D. Wartnz seconded the motion. Motion carried 3 – 0.

The hearing was adjourned at 4:40 p.m.

DERRY TOWNSHIP BOARD OF SUPERVISORS  
  
Kelly J. Shutes  
Township Manager