

CONDITIONAL USE HEARING  
HELD  
March 22, 2024

The Derry Township Board of Supervisors held a Public Hearing on Monday, March 18, 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 John Aitkin, 825 US Hwy 22, Lewistown, PA 17044, regarding property at 701 US Hwy 22, Lewistown, PA (Tax Map # 16 ,36-0235--,000).

According to §215-54-Automobile service and repair facilities, of the Derry Township Zoning Ordinance, automobile service and repair facilities, which includes auto body shops, may be permitted by conditional use within the General Commercial Zone, subject to the listed criteria within the section. The property concerned is in the General Commercial (GC) Zone.

The hearing proceeded with testimony.

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

Attorney Searer asked Mr. John Aitkin what his intentions were for the property in question. Mr. Aitkin stated this would be a "collision center" for services like painting and body work on vehicles. He noted that the building once housed an autobody shop several years ago but has been vacant since. He indicated that there would be no car repairs on site. It was established that there are no Residential Zones adjacent to the property, however; there are residential homes within approximately six hundred feet of the property. Mr. Aitkin said that all work will be carried out inside the building. He was reminded that any vehicles stored outside the building should be enclosed and all vehicles should be repaired and removed promptly from the premises. Mr. Aitkin also stated that he would not have any demolition or junking on the premises.

Mr. Napikoski asked Mr. Aitkin about the outstanding Notice of Violation that he received from the Township Zoning Officer and if he was making progress in removing the junk and debris from the outside areas of this property. Mr. Aitkin assured the Board that he would comply with the N.O.V. and have the items cleaned up as soon as possible. He was also asked to make sure he complies with the on-lot sewage regulations and have the tank pumped when required.

There was no other testimony offered.

The Board of Supervisors recessed briefly at 4:45 p.m. for discussion with the Township attorney and reconvened at 4:50 p.m.

Mr. Napikoski stepped from the chair and made a motion to approve the Conditional Use application subject to removal of the debris that is on the property and in violation of our Zoning Ordinance and for which a "Notice of Violation" has been served. As part of the motion, he also recommended that landscaping should be considered to provide a buffer between the residences neighboring the property. D. Warntz seconded the motion. Motion carried 3 – 0.

The hearing was adjourned at 4:55 p.m.

DERRY TOWNSHIP BOARD OF SUPERVISORS

  
Kelly J. Shutes  
Township Manager