

CONDITIONAL USE HEARING  
HELD  
March 18, 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
	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 Tri-Valley Properties, LLC, 2610 Green Tech Dr, State College, PA 16803 regarding property at Ferguson Valley Road, Derry Township (Tax Map # 16 ,01-0113C-,000).

According to §215-53-Automobile filling stations, including minor incidental repair and/or convenience stores, of the Derry Township Zoning Ordinance, automobile fillings stations and convenience stores may be permitted by conditional use within the Village Commercial and General Commercial Zones, 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.

Tony Fruchtl, PennTerra Engineering, LLC, testified that the owner and developer of the subject property, Burnham Goose, LLC. are proposing the Land Development for a new "Wawa Convenience Store" located along Ferguson Valley Road in Derry Township. The proposed parcel is 2.96 acres and located between Ferguson Valley Road and the S.R. 322 Hwy/ramp. He stated that the project will include a 6,049 square foot convenience store and sixteen fueling stations at the fuel pumps. Mr. Fruchtl indicated that the proposed development meets the criteria of the Code of Derry Township, Zoning, §215-53. At the request of the Derry Township Engineer a Traffic Study was performed. The study indicated that a four-way Stop should be installed at the Ferguson Valley Rd./Derry Heights Blvd./US Hwy 322 ramp. The developer will install the necessary signage as part of the project.

There was no other testimony offered.

D. Warntz made a motion to grant Tri-Valley Associates, LLC's, conditional use of Tax Map Parcel # Tax Map # 16 ,01-0113C-,000 as an Automobile filling station and convenience store. R. Napikoski seconded the motion. Motion carried 2 - 0.

The hearing was adjourned at 4:45 p.m.

DERRY TOWNSHIP BOARD OF SUPERVISORS

*Kelly J. Shutes*  
Kelly J. Shutes  
Township Manager