

CONDITIONAL USE HEARING
Chester Packer 16 ,41-0038--,000
April 21, 2025

The Derry Township Board of Supervisors held a Public Hearing on Monday, April 21, 2025.

Present:	Chairman	Ronald E. Napikoski, Jr.
	Vice-Chairman	Donald R. Warntz, II
	Supervisor	John T. Sipe
	Township Manager	Kelly J. Shutes
	Zoning Officer	Chris Dobson
	Solicitor	Timothy Searer
	Solicitor	Ashley Puchalski via Zoom

Mr. Napikoski called the hearing to order at 4:30 p.m. Boring Court Reporting took a transcript of this hearing.

The purpose of the hearing was to hear an application filed by Chester Packer, 1801 Valleyview Ave., Lewistown, PA 17044,(Parcel # 16 ,41-0038--,000) requesting to install ground-mounted solar panels in his back yard.

According to Township Code, Chap. 215, § 27 and 133, "Accessory Solar Energy Systems" may be authorized as a Conditional Use in the LDR (Low Density Residential) Zoning District.

The hearing proceeded with testimony.

The Township Secretary verified the required advertisements and postings were completed within the allotted time, first on April 7, 2025 and again on April 14, 2025 and at the property on April 14, 2025.

Attorney Searer began the Hearing and those wishing to testify were sworn in. There was no one in attendance wishing to be sworn in in opposition to the request for Conditional Use.

The Planning Commission Minutes of March 6, 2025 were entered into the record. The Planning Commission recommended approval of the Conditional Use request.

Mr. Packer stated that his property is 121' wide by 300' deep. His contractor, Ty Zellers, Four Seasons Energy, testified that the solar panels will cover approximately 440 sq. ft. and will cover an area approximately 30' wide 12' long. Chris Dobson, Derry Township Zoning Officer, said that the side yard setbacks are 10' and the rear yard set back is 5'. There must also be a buffering distance from any residential structure on a neighboring property of 30'. It appears that Mr. Packer can meet these distances.

The Board of Supervisors agreed to recess the Hearing at 5:00 p.m. to discuss the case before rendering a decision. The Hearing was re-convened at 5:10 p.m.

The Board asked Mr. Packer to provide a sketch plan of the placement of the solar panels on his site and to have it staked out so Mr. Dobson can review prior to construction of the panels.

J. Sipe made a motion to approve the conditional use application subject to the following: that the solar panels are constructed consistently with the Derry Township Solar Ordinance requirements; constructed within the proper stormwater requirements and that the panels are decommissioned if not in use for a period of over 12 months. D. Wartnz seconded the motion. Roll Call Vote: D. Warntz, aye, R. Napikoski, Aye., J. Sipe, aye. Motion carried 3 – 0.

The hearing was adjourned at 5:15 p.m.

DERRY TOWNSHIP BOARD OF SUPERVISORS


Kelly J. Shutes
Township Manager