

CONDITIONAL USE HEARING  
 Christopher & Amanda Kaniecki 16 ,09-0201I--,000  
 December 2, 2025

The Derry Township Board of Supervisors held a Public Hearing on Monday, Dec. 2, 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

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 Christopher & Amanda Kaniecki, 565 Circle Lane, Lewistown, PA 17044, (Parcel # 16 ,09-0201I--, 000) seeking a home occupation permit to run an online business from the property.

The subject property is in the Medium-Density Residential ("MDR") Zoning District of the Township. "Home Occupations" may be authorized as a conditional use in the MDR Zoning District of the Township subject to the requirements of the Zoning Ordinance of Derry Township, Chap. 215, Sections 79 and 133.

The hearing proceeded with testimony.

The Township Secretary verified that the required advertisements and postings were completed within the allotted time, first on November 12, 2025 and again on November 19, 2025, and at the property on November 19, 2025. She also noted that the address listed in the legal advertisement was incorrect, the correct address for the Kaniecki's is 565 Circle Lane, not 515 Circle Lane.

Attorney Searer began the Hearing and those wishing to testify were sworn in. Leigh Ann Bishop and Bryson Wagner were sworn in in opposition to the request for Conditional Use.

The Planning Commission recommended approval of the Conditional Use request at their meeting held November 6, 2025.

Christopher Kaniecki gave a brief explanation of the online business his wife, Amanda Kaniecki will be conducting. Mrs. Kaniecki said she sells secondary items that she resells on Social Media sites and online auctions. She said from time-to-time people may come to her home to pick up items. She will utilize her basement space as an office and for a small storage area for the sellable items. She indicated the space will be considerably less than the limit of 25% of floor space the ordinance requires. There will be no employees. She is the sole employee of the business. Her husband does not participate in the business. She indicated that there will be no accessory buildings erected for the business and that there will be sufficient parking for potential patrons. She also has the state required business license under application as soon as she gets the approval for the Conditional Use.

Mr. Bryson Wagner testified that he was here to support his niece, Leigh Ann Bishop, who is a neighbor of the Kaniecki's.

Mrs. Leigh Ann Bishop, 579 Circle Lane, owns the neighboring property to the Kaniecki's. She submitted a statement outlining her objections to the approval of the Conditional Use. The statement was read aloud. Mrs. Bishop's objections listed the fact that there are deed restrictions prohibiting business on the premises, her perception that traffic has increased on Circle Lane, a private street, that has been caused by Mrs. Kaniecki's business, the observation that numerous deliveries to the Kaniecki address are causing the UPS, Amazon and other delivery vehicles to cause ruts in the gravel road, and her complaint that patrons trying to find the Kaniecki address end up at her home instead and her concerns over safety.


Mrs. Kaniecki addressed Mrs. Bishop's concerns. She said that many of the orders she gets are from online grocers, like Walmart. She is arranging for a receptacle at the end of her driveway so deliveries can be made more easily. She also said that she could have a clearer sign put up directing her patrons to her home, so they do not mistake Mrs. Bishop's address for hers. She also said that there had been a property dispute between the Kaniecki's and Mrs. Bishop and that this was perhaps the basis for the complaints.

Attorney Searer explained that the Township has no enforcement responsibility on deed restrictions. Those matters are usually handled in the Court of Common Pleas.

The Board of Supervisors agreed to recess the Hearing briefly at 4:57 p.m. to discuss the case before rendering a decision. The Hearing was re-convened at 4:59 p.m.

R. Napikoski stepped from the chair to make a motion to grant the Conditional Use for a Home Occupation to Christopher and Amanda Kaniecki at 565 Circle Lane, Lewistown, placing a condition that better signage should be erected by the Kaniecki's to direct their patrons to the correct address for pickups. D. Warntz seconded the motion. Roll call vote: R. Napikoski, aye, D. Warntz, aye, J. Sipe, aye. Motion carried 3 - 0.

The hearing was adjourned at 5:00 p.m.

DERRY TOWNSHIP BOARD OF SUPERVISORS  
  
Kelly J. Shutes  
Township Manager