

**DERRY TOWNSHIP
ZONING HEARING BOARD MEETING MINUTES
November 20, 2024**

CALL TO ORDER

The Wednesday, November 20, 2024, Derry Township Zoning Hearing Board meeting was called to order at 6:02 p.m. by Chairman Steve Seidl in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Board members in attendance: Chairman Steve Seidl; Vice Chairman Tom DeDonatis; Secretary Mike Angello; Member Bill Tafuto

Board members absent: Member Joe Nocera

Also present: David Habig, Assistant Director of Community Development; Maria O'Donnell, Court Reporter; Valerie Wood, Community Development Secretary

Public registering attendance: None

APPROVAL OF MINUTES

On a motion made by Chairman Seidl, seconded by Vice Chairman DeDonatis, and a unanimous vote, the October 15, 2024, minutes were approved as written.

OLD BUSINESS

**A. Adoption of Decision in the Case of Wendy R. Wulffleff (2024-21)
Property location: 810 Fishburn Rd, Hershey**

Chairman Seidl read a portion of the terms of the Decision into the record as follows:

1. *The applicant's request for a special exception from §225-502.1, regarding the operation of a bed and breakfast is GRANTED. The applicant may establish a bed and breakfast at the subject property as represented during the hearing of this matter.*
2. *The relief granted herein shall be strictly contingent upon:*
 - A. *The applicant shall update the records at the Dauphin County Office of Tax Assessment to reflect that property has five bedrooms and three full bathrooms.*
 - B. *The bed and breakfast shall be limited to four bedrooms.*

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- C. Parking shall be reviewed and approved by Township staff so guests are not required to back out on Fishburn Road.*
- D. There shall be no cooking area in any room rented to the guests. Further, the guests shall not be able to use any cooking area on the property, including the kitchen.*
- E. Guests shall not be permitted to bring their pets to the property.*
- F. Any change in use shall require a permit from the Township.*

On a motion made by Chairman Seidl, seconded by Vice Chairman DeDonatis, and a unanimous vote, the Decision was adopted as written.

NEW BUSINESS

None.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Chairman Seidl, seconded by Vice Chairman DeDonatis, and a unanimous vote, the meeting was adjourned at 6:05 p.m.

DELIBERATION

None.

Submitted by:

Mike Angello, Secretary