

**DERRY TOWNSHIP DESIGN REVIEW BOARD  
MEETING MINUTES  
NOVEMBER 6, 2014**

The meeting of the Derry Township Design Review Board was called to order at 5:59 p.m. by Chairman Ed Buchan in the Board Conference Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

Members Present: Ed Buchan, Chairman; Joyce St. John, Vice Chairwoman; Pam Moore; Ted Herman; Brian O'Day

Members Absent: Sandy Ballard, Secretary

Also Present: Brandon Williams, Assistant Director of Community Development; Jenelle Stumpf, Community Development Secretary

Public attendance: Farid Soulimani

**APPROVAL OF MINUTES**

On a motion made by Vice Chairwoman St. John, seconded by Member Moore, and a unanimous vote, the minutes of the September 29, 2014 meeting were approved with the following addition:

- Page 1, 2<sup>nd</sup> paragraph under Item 'a' of New Business: Add *"The Board noted that the third story is not original to the 1909 construction of Building 18 but was added in approximately 1962."*

**OLD BUSINESS**

None.

**NEW BUSINESS**

**a. Consideration of a freestanding sign on the property located at 110 Rear West Chocolate Avenue (Farid Soulimani, DRB #354)**

Brandon Williams stated that the sign will be 6 feet in height, and the sign face will be 10 square feet, which complies with the Zoning Ordinance. It will be a wooden sign with raised lettering. However, Mr. Williams noted that the proposed location of sign is nonconforming. It needs to be 8 feet from the side property line (the Zoning Ordinance requires signs to be placed at least 2 feet from the required side setback of 6 feet), and the drawing indicates that it will be about 1 foot from the eastern property line.

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Member Herman asked if the proposed sign could be added as a panel on the existing freestanding sign for the adjacent property (Phillip Arthur's Café). The other members of the Board did not think the adjacent owner would agree to such a proposal.

Chairman Buchan asked if all of the lettering on the sign will be raised. Mr. Williams believes they will be. Chairman Buchan questioned if there are other existing signs in this area and whether the proposed sign will be contributing to sign clutter. Mr. Williams responded that each property is permitted to have 1 freestanding sign. There are other existing freestanding signs on nearby properties.

The motion to issue a Certificate of Appropriateness for the proposal was made by Chairman Buchan, seconded by Member Herman, and passed by a unanimous vote, with the following conditions:

1. The applicant must propose a sign location that is compliant with the requirements of Section 225-129.C.(4) of the Township Zoning Ordinance, or must seek relief from the Zoning Hearing Board prior to a sign permit being issued.
2. Illumination of the sign must be by a white, steady, stationary external light of reasonable intensity directed at the sign, without causing glare for motorists, pedestrians, or neighboring properties, in accordance with Section 225-129.C.(5).(f) of the Township Zoning Ordinance. Sufficient documentation demonstrating compliance with this requirement must be submitted and approved prior to issuance of a sign permit.

**OTHER BUSINESS**

None.

The meeting adjourned at 6:09 p.m.

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Chairman