

**MINUTES
DERRY TOWNSHIP DESIGN REVIEW BOARD
APRIL 25, 2011**

The meeting of the Derry Township Design Review Board was called to order at 6:00 p.m. by Chairman Phil Guarino.

ROLL CALL

Members Present: Phil Guarino, Chairman; Ed Buchan; Dan Sheffey; Pam Moore; Sandy Ballard, Secretary

Members Absent: Cindy Farkas, Vice Chairwoman; Pete Gleason

Also Present: Chuck Emerick, Assistant Director of Community Development; Jenelle Stumpf, Community Development Secretary

APPROVAL OF MINUTES

Mr. Sheffey suggested that the stenographer no longer document the time of a Board member's arrival if it occurred after the meeting was called to order.

On a motion by Mr. Buchan and second by Ms. Moore, the minutes of November 29, 2010 were unanimously approved as presented.

REORGANIZATION

On a motion by Ms. Ballard and second by Ms. Moore, the Board voted unanimously to retain Phil Guarino as Chairman; Cindy Farkas as Vice Chairwoman; and Sandy Ballard as Secretary for 2011.

NEW BUSINESS

a. Consideration of roof replacement and installation of solar panels for The Penn Hotel located at 600 West Chocolate Avenue (Jay Franklin, DRB #306)

Jay Franklin, owner of The Penn Hotel; and Mike Schmerl and Romika Gayheart of Energy Systems & Installation were present.

Mr. Guarino stated that the roof replacement was started prior to receiving approval from the Design Review Board. Instead of stopping the work and hampering business, the Board agreed to allow the roof replacement to continue. A permit for the installation of solar panels has been submitted and will not receive final approval from the Township until a Certificate of Appropriateness is issued by the Design Review Board. The roof replacement did not require a building permit.

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Ms. Gayheart gave a presentation of the information submitted, which included before and after pictures of The Penn's roof and pictures of other buildings that have solar panels. She stated that the solar panels would only be able to be seen from an elevated view. Mr. Schmerl added that the solar panels are able to be installed and removed without any damage to the roof.

Mr. Guarino asked if the installation of the solar panels will result in the building being energy self-sufficient. Mr. Franklin chose to promote the use of green energy, but the panels will only offset a fraction of the building's electrical use.

Mr. Schmerl commented that there were three components of the roof replacement. The portion visible from Route 422 (West Chocolate Avenue) was replaced with a standing seam metal roof. The portion visible from Old West Chocolate Avenue was replaced with conventional shingles, which was what had been there before. The last portion is the overhang and that was replaced with rubber roofing.

The motion to issue a Certificate of Appropriateness for the roof replacement was made by Ms. Ballard, seconded by Ms. Moore, and passed unanimously.

Mr. Guarino questioned if there is glare from solar panels. Mr. Schmerl stated there is none because the panels absorb the light, not reflect it.

The motion to issue a Certificate of Appropriateness for the solar panels was made by Mr. Buchan, seconded by Ms. Ballard, and passed unanimously.

b. Consideration of exterior façade changes and new patio for the property located at 350 West Chocolate Avenue, Hershey (Days Inn, DRB #307)

No one was present to represent the proposal. Most of the items listed in the information submitted have already been completed.

Mr. Guarino asked what makes the patio (which will be used for "guest overflow at breakfast") different than a restaurant. Mr. Emerick stated it is not considered a restaurant because it will be used by guests of the hotel. Also, relief is necessary from the Zoning Hearing Board for the patio and Mr. Emerick believes that, in order to ensure adequate parking for the site, the maximum number of tables allowed will be a condition of the decision to grant relief. Mr. Guarino asked what would happen if relief was denied. Mr. Emerick responded that the patio would have to be removed.

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Mr. Emerick stated that the recently added exterior lighting does not comply with zoning regulations and relief will need to be sought for that as well.

The motion to issue a Certificate of Appropriateness for the proposal as presented was made by Mr. Buchan, seconded by Ms. Ballard, and passed unanimously.

OTHER BUSINESS

Ms. Ballard suggested that the Township send an annual letter to all of the property owners in the Chocolate Avenue Preservation Overlay District, informing them of the requirement to get approval from the Design Review Board for any material changes to their property. She asked if this would be a problem for the Township. Ms. Stumpf commented that a downside would be the cost to benefit ratio regarding the cost of paper, envelopes, and postage as well as staff time involved in researching the ownership of the properties, as opposed to the small number of properties that are being improved. Ms. Ballard asked staff to find out the total number of properties in the district.

The meeting adjourned at 6:45 p.m.



Chairman