

**MINUTES
DERRY TOWNSHIP DESIGN REVIEW BOARD
MAY 21, 2012**

The meeting of the Derry Township Design Review Board was called to order at 6:03 p.m. by Chairman Phil Guarino in the Executive Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Phil Guarino, Chairman; Joyce St. John, Vice Chairwoman; Sandy Ballard, Secretary; Pam Moore

Members Absent: Ed Buchan; Glenn Rowe; Brian O'Day

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

Public Attendance: Rae Hardy; Kenny Hinebaugh and Brian Evans, Evans Engineering, Inc.; Jon Sheppard

APPROVAL OF MINUTES

On a motion by Ms. Moore, seconded by Ms. Ballard, the minutes of March 26, 2012 were unanimously approved as presented.

NEW BUSINESS

a. Consideration of a directional sign at 405 East Chocolate Avenue, Hershey, for Derry Discovery Days Preschool (Derry Presbyterian Church, DRB #316)

Rae Hardy, Director of Discovery Days Preschool, represented the proposal. She stated that they sought relief regarding this sign at the May 2012 Zoning Hearing Board meeting. The colors of the proposed sign will match the colors of the existing Derry Presbyterian Church sign with blue and red lettering; 'PRESCHOOL' will be in gold leaf; and the logo will be light yellow.

Chairman Guarino asked why zoning relief was necessary. Mr. Emerick explained that off-site signs are not permitted for this use, even though the preschool is located at a church and churches are permitted to have off-site directional signs. The decision will be rendered in June; however, he is aware that the Zoning Hearing Board has directed their solicitor to write the decision to grant the requested relief. Mr. Emerick also stated that the Zoning Hearing Board made a recommendation that the website address on the sign should be removed because it is not necessary for directing someone to the location of the preschool.

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Chairman Guarno asked what materials will be used. Ms. Hardy stated that the material is sign foam, and the letters will be carved to match the letters on the existing sign. The letters will be red; the trim will be light gray; and the logo behind the chick will be the same color blue as the arrow on the existing sign.

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

b. Consideration of improvements to the western parking lot of the facility located at 19 East Chocolate Avenue, Hershey (The Hershey Company, DRB #317)

Brian Evans and Kenny Hinebaugh of Evans Engineering, Inc., represented the proposal. Mr. Evans stated that adjustments will be made to the parking lot by turning what had been truck parking and trailer storage into an automotive parking lot. Part of an area that is currently grass will also be turned into automotive parking. This increase in impervious cover is balanced by the amount of interior green space being added to the lot. A retaining wall will be installed, with a decorative fence on top for safety purposes.

Ms. Ballard voiced her concern that this proposal is contrary to the Township's goal of promoting a walkable downtown with contiguous buildings. This will present a gap in buildings. Mr. Evans responded that the gap already exists. Ms. Ballard asked how high the retaining wall will be. Mr. Hinebaugh stated that its maximum height will be 6 or 7 feet. Ms. Ballard asked if kids would be able to climb onto the retaining wall. Mr. Hinebaugh stated this is the reason for the fence being installed on top of the retaining wall.

In response to a question from Mr. Emerick, Mr. Hinebaugh stated that no zoning relief will be necessary for the parking lot improvements. Mr. Emerick asked if any of the proposed trees will interfere with the monorail. Mr. Evans said they will not. Mr. Hinebaugh commented that this project does not meet the zoning requirements for interior green space, but it is an improvement over the current condition, which contains no green space. Mr. Emerick confirmed that they do not have to meet zoning requirements for interior green space because the parking lot already exists.

The motion to issue a Certificate of Appropriateness for the proposal was made by Ms. St. John, seconded by Ms. Ballard, and passed unanimously.

c. Consideration of demolition of the existing buildings and construction of a new office building on the property located at 102 Reese Avenue, Hershey (Sheppard & Son Builders, Inc., DRB #318)

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This proposal involves the demolition of the existing two-story single family dwelling and detached two-car garage, and the construction of a new, two-story, 2,500-square-foot office building. The fig trees on the property will not be removed, as they are owned by Donna Testa through a deed restriction.

Chuck Emerick reported that the following relief was granted by the Zoning Hearing Board for this project:

- Reduction of the front yard setback along Reese Avenue, Hockersville Road, and West Chocolate Avenue to zero for the parking areas.
- Increase in the maximum impervious coverage from 60% to 84.16%.
- Decrease in the minimum vegetative coverage from 30% to 15.84%.
- Allowance for 6 regular parking spaces and 1 handicapped-accessible space to be provided, as opposed to the required 11 regular spaces and 1 handicapped-accessible space.
- Allowance for a driving lane width of 10 feet.
- Allowance for an 8-foot parking space width instead of the required 9 feet.
- To not be required to provide an off-street loading and unloading space.
- Allowance for a floor area ratio of .38 instead of the permitted .30.
- Allowance for a 4-foot building setback from the West Chocolate Avenue side of the property and a setback of zero along Reese Avenue for the concrete landing for an exit door for the building.

Mr. Emerick added that Jon Sheppard testified at the Zoning Hearing Board meeting that the building he is proposing is going to contain 2,025 square feet. The Zoning Hearing Board added a condition to their decision that Mr. Sheppard use pervious material to pave the parking lot and driving lane to reduce stormwater runoff from the property. Mr. Sheppard also testified that the building was to be occupied by him, 2 part-time employees, and 1 off-site manager.

Chairman Guarno asked if zoning relief will be necessary for the proposed signage. Mr. Emerick responded yes. Mr. Sheppard was unaware of this and asked what relief is necessary. Mr. Emerick explained that for 2-story buildings, wall signs are not permitted above the sill of the upper story window and this would affect the sign proposed on the east elevation. Also, the ghost sign proposed on the west elevation

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would need relief for its size. Mr. Emerick informed Mr. Sheppard that the wind vane will also be considered a sign if it is used in the company logo. Mr. Sheppard stated that his only purpose for creating the wind vane logo was for the Design Review Board meeting and he does not intend to use it for anything else.

In response to a question from Chairman Guarno, Mr. Emerick stated that because this property abuts public streets for a distance of greater than 300 feet, wall signs are not counted in the total sign area.

Mr. Sheppard stated that he does not want to return to the Zoning Hearing Board for further relief, so he will remove the east elevation wall sign and the west elevation ghost sign from the proposal. Mr. Emerick asked if he will add a window sign to the east elevation, under the roof eave, in place of the wall sign. Mr. Sheppard answered that he would probably put a wall sign beside the door. Mr. Emerick informed him that he would be permitted to have a wall sign with a maximum height of 36". Mr. Sheppard stated that the other wall signs are exactly 36" in height.

Mr. Sheppard explained that he wants people to think the new building has always been there, and he modeled it after the appearance of an original Hershey structure. The wall signs will be black and white and will be painted directly on the brick. Gold leaf will be used for the '+' symbol. He had proposed the ghost sign to authenticate the building's historical presence. However, the billboard on the adjacent property blocks one's view of the ghost sign, so Mr. Sheppard's intent for the ghost sign was for it to be more of a work of art than as a means of advertising. He noted that the color of the roof will be a darker red than what appears on the renderings.

Chairman Guarno asked if the ghost sign needs zoning relief. Mr. Emerick said yes. Mr. Sheppard commented that it needs relief if it is interpreted as a sign – he is calling it art. Mr. Emerick stated that it is a sign based on the definition of the word 'sign' in the Zoning Ordinance. Mr. Guarno stated that for the purposes of this meeting, the Board should disregard the ghost sign.

The Design Review Board agreed that Mr. Sheppard's proposal is a huge enhancement of this property.

Ms. Ballard inquired about the tree line. Mr. Sheppard commented that the tree line is located within PennDOT's right-of-way and therefore is technically not his property. Ms. Ballard asked if this means the parking area cannot be buffered. Mr. Emerick reiterated that relief was granted for pavement of the parking area to be located right up to the property line. He also does not know if PennDOT would allow Mr. Sheppard to plant a buffer in their right-of-way. Mr. Emerick said that

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the Board should not make the approval conditional upon a buffer being planted because Mr. Sheppard may not be able to accomplish this.

Chairman Guarno asked if the gooseneck lights are an antique bronze color. Mr. Sheppard replied that they will be dark bronze.

Mr. Emerick asked if there will be window wells around the bearing windows. Mr. Sheppard answered yes and that they are within the footprint of the building. He added that they will not be visible.

The motion to issue a Certificate of Appropriateness for the proposal, *excluding the ghost wall sign on the west elevation and the wall sign above the second story windows on the east elevation*, was made by Ms. Moore, seconded by Ms. St. John, and passed unanimously. The motion also included approval of the addition of a wall sign not exceeding 36" in height to be located on the east elevation, under the roof eave, next to the entrance.

OTHER BUSINESS

The Board agreed that in the future they would like to receive all information on submissions digitally, whether by e-mail or by Community Development creating an online site where the information can be viewed, instead of requiring numerous paper copies from the applicant that then have to be mailed to the Board. The applicant should now submit .pdf files and one paper copy of their proposal.

The meeting adjourned at 7:04 p.m.

Chairman