

**MINUTES
DERRY TOWNSHIP DESIGN REVIEW BOARD
JUNE 25, 2012**

The meeting of the Derry Township Design Review Board was called to order at 6:01 p.m. by Chairman Phil Guarino in Conference Room 139 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; Ed Buchan

Members Absent: 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: Kenny Hinebaugh and Brian Evans, Evans Engineering, Inc.; Jeff Edleman, The Hershey Company

APPROVAL OF MINUTES

On a motion by Vice Chairwoman St. John, seconded by Secretary Ballard, and a majority vote, the minutes of May 21, 2012 were approved as presented. Member Buchan abstained.

NEW BUSINESS

a. Consideration of demolition of certain buildings on the western portion of the facility located at 19 East Chocolate Avenue (The Hershey Company, DRB #319)

Brian Evans of Evans Engineering explained that this proposal involves the demolition of a certain portion of Buildings 33, 28, and 26. Building 33 is the only one of the three that is within the Chocolate Avenue Preservation Overlay District. It is a 6-story, concrete building. As part of the initial demolition phase, the stair tower and a small portion of Building 33 were removed and this proposal would remove the balance of the building. Mr. Evans added that The Hershey Company had looked into re-using the buildings and it was discovered that doing so would not be cost-effective.

The end result will be an open courtyard between Buildings 18 and 25. Secretary Ballard asked if it will be used as an entranceway. Kenny Hinebaugh of Evans Engineering responded that there are no plans currently as to what may occur in

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the courtyard area. He added that once Building 33 is demolished, it will expose the stone exterior of Building 18, which is one of the oldest in the complex.

Secretary Ballard asked what the size of the open area will be. Mr. Evans estimated that it will be about 200 feet in width, but it will not be visible from East Chocolate Avenue.

Mr. Emerick asked how the surface will be maintained after the buildings are demolished. Mr. Evans responded that is unknown currently. It may be left as stone and gravel until a decision is made. Mr. Emerick stated that if the area goes from impervious (stone and gravel) to pervious (grass), it will make the site more nonconforming. Mr. Hinebaugh stated that they will be asking the Zoning Hearing Board for relief to extend the time in which they can replace the nonconformity. Mr. Emerick commented that the site at least needs to be put into a level surface. Mr. Hinebaugh said that is the intention.

The motion to issue a Certificate of Appropriateness for the proposal as presented was made by Vice Chairwoman St. John, seconded by Secretary Ballard, and passed unanimously.

The meeting adjourned at 6:22 p.m.

Chairman