

**DERRY TOWNSHIP DESIGN ADVISORY BOARD
MEETING MINUTES
AUGUST 31, 2015**

The Monday, August 31, 2015 meeting of the Derry Township Design Advisory Board was called to order at 6:00 p.m. by Chairman Ed Buchan in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

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

Members Absent: None

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

Public registering attendance: Jim Linn, Weidner Construction; Steven E. Schreffler, Fast Signs; Jennifer Harnden, The Hershey Company; Todd Forrey and Carl Knapp, Hershey Seventh Day Adventist Church; Charles Huth, *The Sun*

APPROVAL OF MINUTES

On a motion made by Member Herman, seconded by Vice Chairwoman St. John, and a unanimous vote, the minutes of the June 29, 2015 meeting were approved as presented.

NEW BUSINESS

- a. Consideration of alterations to the building located at 610 West Chocolate Avenue, including demolition of an existing exterior door, stairs, small overhang, and sidewalk; and installation of a new accessible door and ramp and new stairs (Hershey Seventh Day Adventist Church; DAB #363)**

Brandon Williams stated that the plans submitted depict the removal of a portion of the church's existing sidewalk and the placement of a handicapped-accessible ramp to access the side of the building facing Hillcrest Road. The railing for the ramp will be painted aluminum. The plans also indicate that an existing cherry tree will be preserved. Mr. Williams noted that the applicant needs to indicate what color the railing will be painted and whether or not the wall of the concrete ramp will be finished.

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Todd Forrey, a member of the Hershey Seventh Day Adventist Church, explained that the plans submitted to the Township by the architect show the ramp in an inverted fashion from what is actually proposed. The ramp is in the shape of a 'J' and will be constructed so that it runs parallel with the access drive. Mr. Forrey clarified that the cherry tree will have to be removed because it is problematic to the existing sidewalk and the design of the proposed ramp. A stucco parge will probably be used for the block wall of the ramp to match the appearance of the addition at the rear of the church. The ramp railing will probably be white.

Secretary Ballard suggested that the cherry tree should be replaced at another location on the property.

Chairman Buchan believes black railing would be better than white, both in appearance and longevity.

In response to a question from Member Herman, Mr. Williams stated that there are no material requirements for the railing.

Motion

Member Moore made a motion that the Design Advisory Board issue a Recommendation of Appropriateness for the proposal as presented, with the conditions that the exposed concrete on the ramp is parged and that the ramp railing is painted black instead of white. The motion was seconded by Vice Chairwoman St. John and passed by a unanimous vote.

b. Consideration of wall signs for the building located at 231-253 West Chocolate Avenue (Weidner Construction Services on behalf of HSY Partners, LLP; DAB #364)

Brandon Williams stated that the wall signs are compliant with Zoning Ordinance regulations, since the frontage of the property contains more than 300 feet and the area of the walls signs would be excluded from the overall permitted sign area for the property.

Steven Schreffler, Fast Signs and Jim Linn, Weidner Construction, represented the proposal. Mr. Schreffler stated that the sign panel is made of Dibond (a PVC composite) that is sandwiched between 2 thin pieces of aluminum. The lettering of the signs had been proposed to be made of "letter foam", which does not conform to the Zoning Ordinance. Mr. Schreffler brought a sample of

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a high density urethane that is compliant. The “letter foam” is lighter, more economical for the client, and lasts for an average of 9 years.

Member O’Day asked if all of the shops will have the same style of wall sign. Mr. Schreffler answered yes. Mr. Williams noted that the signs will be externally illuminated by goose neck lighting (*as approved by the Design Advisory Board at their February 23, 2015 meeting*).

In response to Chairman Buchan’s question, Mr. Schreffler stated that the letters will be 1 inch thick and will have an aluminum face. The sides of the letters will be painted with a high density paint.

Member Herman asked if the urethane letters come in different colors or if they will be painted. Mr. Schreffler responded that they will be painted. Member Herman asked if any consideration was given to having a different background color to better match the beige on the building. Mr. Schreffler stated that the client wanted the contrast of black lettering on a white background.

Member Herman asked if there is any precedent for wall signs in the downtown district to match a specific type of architecture. Mr. Williams and Chuck Emerick were not aware of any such precedent. Mr. Schreffler commented that he would be concerned about the background color not matching the beige of the building. The color would also weather and fade over the years.

Vice Chairwoman St. John stated that she likes the contrast in color. Chairman Buchan agreed.

Motion

Member Herman made a motion that the Design Advisory Board issue a Recommendation of Appropriateness for the proposal as presented, with the condition that the lettering consist of high density urethane sign foam. The motion was seconded by Member Moore and passed by a unanimous vote.

c. Consideration of a wall sign for the building located at 555 East Chocolate Avenue (Boyer’s Signs on behalf of Home Dialysis Services; DAB #365)

This proposal was withdrawn from consideration.

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OTHER BUSINESS

The Board and Township staff congratulated Ed Buchan on his upcoming retirement from The Hershey Company, and commended him for his 24 years of service on the Design Advisory Board.

ADJOURNMENT

The meeting adjourned at 6:31 p.m.

Vice Chairwoman