

**TOWNSHIP OF DERRY
BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
JULY 12, 2016 – 6:00 PM**

CALL TO ORDER

Chairman Marc A. Moyer, called the July 12, 2016 Public Hearing of the Township of Derry Board of Supervisors to order at 6:00 pm in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA.

IN ATTENDANCE:

SUPERVISORS

Marc A. Moyer, Chairman
John W. Foley, Jr., Vice Chairman
Justin C. Engle, Secretary
Matthew A. Weir
Susan Cort

ALSO PRESENT:

James N. Negley, Township Manager and Treasurer
Jill Henry, Assistant Township Manager
Chuck Emerick, Director of Community Development
Lauren Zumbrun, Economic Development
Jon A. Yost, Township Solicitor
Julie Echterling, Recorder

Public in Attendance:

Dimitri Papadimitriou, Charleton Zimmerman, and Charles Huth.

INTRODUCTION:

Chairman Moyer stated this is a public hearing regarding the Conditional Use Request No. 2016-01 as filed by Escape Room Hershey for 251 and 253 West Chocolate Avenue.

PRESENTATION

Mr. Emerick discussed what an Escape Room is and how it is used as a form of recreation. He spoke about the use of the room and its likeness to a theater with meeting rooms. He stated the other side of the former Bricker's restaurant will be a beer garden. He believes the escape room use is similar to any use in any district. The use can be described in similar terms as a recreational facility, interactive theater, amusement place or meeting center. He stated regulations require that the following four standards be addressed:

1. The proposed use shall be similar to and of the same general character as a by right permitted use in the zoning district in which the use is proposed.
 - The Escape Room will operate as a paid recreation facility in a fashion similar to a theater, as small groups of people will likely arrive and leave at the same time after spending about 90 minutes at the facility.
2. The use may not substantially injure or detract from the lawful existing or permitted use of other properties.
 - This use will not inhibit other uses in this mixed used facility and is more likely to complement other uses in the downtown. These type of establishments have been developed in malls and other locations, including Escape Room Lancaster.
3. The proposed use shall not generate noise or traffic in excess of other by-right uses permitted in the district.

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- The information provided with the application indicates that the capacity of the uses will be similar to that offered by Bricker's and the Brickhouse.
4. The proposed use shall not generate sewer or water usages in excess of other by-right uses permitted in the district.
- It is likely that without the full kitchen presently at Bricker's, the use of water and sewer services would be less than the present uses.

He showed the Board the floor plans for the building. He stated they would be open from Wednesday to Sunday. He asked the Board if this could be put on the agenda for the July 26th meeting.

BOARD QUESTIONS/COMMENTS:

Supervisor Cort asked about parking. Mr. Emerick stated based on the information provided by the owner, there should be plenty of parking. Mr. Papadimitriou stated the landlord has given them permission to park in the lower lot if needed for their business. Supervisor Weir asked about the wall/door between the businesses. Mr. Papadimitriou spoke about the possibility of team building events that would use both sides of the business. He stated for the most part, the doors between the businesses will be closed and locked.

PUBLIC COMMENTS

There were no public comments

ADJOURNMENT:

Chairman Moyer made a motion to adjourn this portion of the public hearing at 6:10 pm. Supervisor Engle seconded the motion. **Motion carried 5-0.**

SUBMITTED BY:

Justin C. Engle
Township Secretary

Julie Echterling
Recorder