

**DERRY TOWNSHIP DESIGN ADVISORY BOARD  
MEETING MINUTES  
July 25, 2016**

The meeting of the Derry Township Design Advisory Board was called to order at 6:01 p.m. by Chairwoman Pam Moore in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

Members Present: Pam Moore, Chairwoman; Susan Cort, Secretary; Joyce St. John; Brian O'Day; Ted Herman

Members Absent: Jennifer Harnden, Vice Chairwoman

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

Public registering attendance: Jesse Sweigart, LDA Architects

**APPROVAL OF MINUTES**

On a motion made by Member St. John, seconded by Member Herman, and a unanimous vote, the minutes of the May 23, 2016 meeting were approved as presented.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Consideration of exterior renovations to the building located at 215 West Chocolate Avenue (Millennia Housing Development, LTD; DAB #377)**

Brandon Williams reported that the proposed renovations include a canopy over the main entrance (which faces Ridge Road), replacement windows and balcony doors, and new exterior coating with paint accents. The renderings also show a sign on the canopy and a new gazebo in the garden/sitting area; however, these items are not for consideration at this meeting. Mr. Williams stated that Chris Brown of Derck & Edson also reviewed the proposal, and he did not have any comments.

Jesse Sweigart of LDA Architects was present to answer questions from the Design Advisory Board on behalf of the applicant.

**DERRY TOWNSHIP DESIGN ADVISORY BOARD**  
**MEETING MINUTES**  
**July 25, 2016**

Member St. John asked if the applicant would be willing to make more aesthetic improvements to the West Chocolate Avenue side of the building so that it fits in better with the downtown. She suggested that adding landscaping or hardscaping might help to give the building some character. Mr. Sweigart responded that they did not look at that frontage, and the door on that side of the building is only for emergency egress. The applicant may consider additional landscaping. They already intend to install hardscaping closer to the street to provide people with a place to sit while they are waiting for the bus.

In response to a question from Member O'Day, Mr. Sweigart stated that the windows would be a "same-for-same" replacement. The applicant is also proposing brown and orange accents, similar to Reese's packaging colors, in order to bring out the overall theme of the Hershey chocolate company.

Member St. John asked if the exterior of the building will be cleaned as part of the renovations. Mr. Sweigart answered yes.

Member Herman questioned if the orange striping will be applied to the entire height of the building (as opposed to the dark brown coating, which will only be on the top three floors). Mr. Sweigart confirmed this. Member Herman asked if there will be any of the orange accent on the West Chocolate Avenue side of the building. Mr. Sweigart answered yes; however, the orange striping will not be carried through the balconies where there will be dark brown coating.

Member Herman asked if Township staff will require the applicant to install a black canopy to be consistent with the awnings at the adjacent strip mall. Mr. Williams responded that the proposed awning would be dark brown and he thinks that would be more appropriate for the colors of the subject building.

Mr. Williams noted that the size of the sign on the canopy as shown on the renderings is not compliant with Township regulations, so the applicant is going to revisit their options for signage and return to the Design Advisory Board for approval at a future meeting.

Secretary Cort commented it is nice that the building is being updated, but this apartment complex is not really part of the fabric of the downtown. She recommended that the applicant look for ways for the building to fit in better with the fabric of the downtown. She also encouraged the applicant to talk to the Downtown Hershey Association and find ways to tie into the downtown's streetscape improvements.

Member Herman asked if the Design Advisory Board is considering any landscaping changes as part of this proposal. Mr. Sweigart stated that the exact scope of the desired landscaping has not been determined at this time.

**DERRY TOWNSHIP DESIGN ADVISORY BOARD  
MEETING MINUTES  
July 25, 2016**

Member St. John commented that she likes the hardscaping shown on page 3 of the renderings and it would be nice if the applicant proposed something similar on the West Chocolate Avenue frontage of the property as well.

Member St. John asked if the communications antennas will remain on the roof of the building. Mr. Sweigart responded that as far as he knows, they will remain as is.

Motion

Member Herman made a motion that the Design Advisory Board issue a Recommendation of Appropriateness for the proposal as presented, with the exception of the gazebo, landscaping, and the sign on the canopy. Member St. John seconded the motion, which was passed unanimously.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

The meeting adjourned at 6:17 p.m.

---

Chairwoman