

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
October 30, 2017

The meeting of the Derry Township Downtown Core Design Board was called to order at 6:00 p.m. by Secretary Andy Bowman in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Andy Bowman, Secretary; Justin Engle; Pam Moore; Jim George

Members Absent: Jennifer Harnden, Chairwoman; Susan Cort, Vice Chairwoman; George Achorn

Also Present: Brandon Williams, Assistant Director of Community Development; Lauren Zumbrun, Economic Development Manager; Jenelle Stumpf, Community Development Secretary

Public registering attendance: Jesse Sweigart, LDA Architects; Robert Orth, Calicutts Spice Co.; Dave Bowser, P.O. Box 7982, Lancaster; Jim Hartman, D. L. Reiber & Associates; Joe Perkins, 546 W. Chocolate Ave.

APPROVAL OF MINUTES

On a motion made by Member Moore, seconded by Member George, and a unanimous vote, the minutes from the September 25, 2017 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of signage, site lighting, and landscaping at 102 Reese Avenue (Fengxian He; DCDB #400)

Brandon Williams reported that the applicant is proposing two post-mounted lights for the parking area and three building-mounted lights to illuminate the walkway to the second-floor residence and the entryway into the business. All lighting will contain a black finish and will be full cutoff in compliance with the Zoning Ordinance.

Mr. Williams stated that because this property has three street frontages, all of the landscaping will have to be at a low level to prevent any sight obstruction issues at the intersection. The applicant is proposing some grass areas and two landscaping areas

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on each side of the building. Two wall signs are proposed, one on the east elevation above the main entrance into the business and one on the south elevation (facing Chocolate Avenue). The material will be high-density urethane sign board that will be finished to look like wood. The text will be raised ½” from the face of the sign so it will have a dimensional appearance.

Mr. Williams noted that under the prior approval by the Design Advisory Board for the design of the building, there was requirement for the use of three-tab shingles to match the shingles on adjacent buildings. However, the applicant would prefer to use architectural shingles. Township staff is supportive of the change in roofing material.

Motion

Member Engle made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal as presented, with the allowance for architectural shingles instead of the three-tab shingles that were required by the Design Advisory Board’s approval of the building design on May 23, 2016 (DAB #378). Member Moore seconded the motion, which was passed unanimously.

B. Consideration of exterior alterations at 130 West Chocolate Avenue (Calicutts Spice Co.; DCDB #401)

Brandon Williams stated that the applicant is proposing to convert one side of the residential duplex into a commercial space for the retail sale of spices. In addition to interior renovations, the existing front door and window will be replaced. A handicapped parking space will be provided at the rear of the property, along with an accessible ramp to the building’s rear entrance. The proposed ground sign will be a finished aluminum material. The lettering will be raised from the sign face, and the illumination will be exterior to the sign.

Robert Orth, Calicutts Spice Co., presented the materials and colors for the sign.

Mr. Williams added that the railing for the handicapped-accessible ramp will be a powder-coated metal finish to match the existing white trim of the building.

Motion

Member Moore made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal as presented. Member George seconded the motion, which was passed unanimously.

C. Consideration of signage, landscaping, site/street furniture, and gazebo at 215 West Chocolate Avenue (Millennia Housing Development, LTD; DCDB #402)

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Brandon Williams explained that the applicant is proposing additional vegetative landscaping, as well as benches. The benches will comply with the Downtown Hershey Association's approved design standard for downtown seating elements. The gazebo in the courtyard was originally proposed to be a prefabricated structure; the applicant is now proposing a finished-wood structure with a shingled roof.

Mr. Williams comments that the freestanding sign will be a masonry material. Jesse Sweigart of LDA Architects presented the sample materials for the freestanding sign. It will consist of black stone brick in the center and cast stone in the border. Mr. Williams noted that the freestanding sign and awning sign will have to be reduced in size, but he believes Township staff can work with the applicant during the permit review process to address this matter since the design of the signs will not change.

Mr. Williams stated that Chris Brown of Derck & Edson reviewed the proposal and made a comment about the location of the bus shelter that is being proposed by the streetscape improvements plan; however, it does not appear the bus shelter will impact the landscaping proposed by the applicant.

Motion

Member George made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal, with the condition that the freestanding sign and the canopy sign are reduced in size to conform with the Zoning Ordinance requirements. Member Moore seconded the motion, which was passed unanimously.

**D. Consideration of exterior renovations at 546 West Chocolate Avenue
(Advanced Insurance Solutions; DCDB #403)**

Brandon Williams stated that facade improvements are proposed, particularly to the covered porch. Larger windows will be installed to create more of a storefront appearance. The dual entrances to the building will be converted to a single entrance. Black aluminum-finished railing with a clear, powder-coated cable wiring is proposed along the stairs leading to the entrance.

Mr. Williams reported that the applicant has requested a modification from the Design Standards to be permitted to use wood shiplap siding instead of fiber cement siding. Both products provide a very similar appearance. The shiplap siding will contain a dark gray finish that will complement the black trim and existing brick. Township staff recommends approval of the modification request.

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Motion

Member George made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal and the modification request as presented. Member Moore seconded the motion, which was passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 6:31 p.m.

Chairwoman