

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
June 25, 2018

The June 25, 2018 meeting of the Derry Township Downtown Core Design Board was called to order at 6:00 p.m. by Member Justin Engle in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Pam Moore; Jim George; Justin Engle; George Achorn

Members Absent: Jennifer Harnden, Chairwoman; Susan Cort, Vice Chairwoman; Andy Bowman, Secretary

Also Present: Chuck Emerick, Director of Community Development; Lauren Zumbrun, Economic Development Manager

Public registering attendance: Chris Brown, Garrett Gallia – HE&R; Don Dreibelbis, Meyer Oil Company; Erik Harmon, Light-Heigel & Associates; Kenny Hinebaugh, Evans Engineering

APPROVAL OF MINUTES

On a motion made by Member Achorn, seconded by Member George, and a unanimous vote, the minutes from the May 21, 2018 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of outdoor seating area at 101 West Chocolate Avenue, Suite 303 (Starbucks Coffee; DCDB #413)

Chuck Emerick stated that the applicant is proposing to install a black powder-coated aluminum fence and outdoor seating consisting of 7 tables, 14 chairs, and 2 umbrellas.

Member Engle asked why the fence is necessary. Mr. Emerick answered that it is not a code requirement so the purpose may simply be to mark the outdoor seating area.

Kenny Hinebaugh, Evans Engineering, noted that they did the overall site design for Hershey Towne Square, and the intent is that while the fence will mark the perimeter of the outdoor seating area, there will also be an approximately 18-inch-high curb around the perimeter, mainly because of the grade separation that exists from the sidewalk at Linden Road to the building. The building sits much lower than the sidewalk.

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Motion

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

B. Consideration of signage at 131 West Chocolate Avenue, Suite 122 (RPM Signs and Lighting on behalf of Iron Valley Real Estate; DCDB #414)

Chuck Emerick stated that the applicant is proposing a halo-lit sign.

Motion

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

C. Consideration of relocation of exterior door at 638 West Chocolate Avenue (Patrick Brewer on behalf of Zip Zap Mini Mart; DCDB #415)

Chuck Emerick explained that the applicant is proposing the relocation of the door at the rear of the building. It is not visible from West Chocolate Avenue.

Motion

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

D. Consideration of outdoor seating area at 27 West Chocolate Avenue (Hershey Entertainment & Resorts Company; DCDB #416)

Chuck Emerick stated that the patio is proposed for Devon restaurant.

Erik Harmon, Light-Heigel & Associates, represented the proposal and noted that the main intent is to match the existing Houlihan's patio as closely as possible. The dimensions of the proposed patio are approximately 62 feet long by 18 feet wide. Mr. Harmon stated that HE&R would like to have the ability to reuse the existing planters instead of the planters depicted in the rendering. Lighting is not part of this proposal because it is intended to be concealed. There will be well lighting that is sunken into the patio and directed at the building wall; a couple of fixtures on the patio side of the columns; and some uplighting within the umbrellas. None of the fixtures will be visible from the public realm. The existing wall sconces will remain.

Mr. Emerick commented that a bussing stand is shown on the site plan but not on the renderings. Mr. Harmon presented a sample of the stand.

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Mr. Harmon stated that the applicant is planning to have the patio installed and operating by mid or late October, and they would like to be able to utilize patio heaters in colder weather. The heaters would be visible from the public realm and will be nearly identical to those at Houlihan's.

Motion

Member George made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal as presented, including the use of a bussing station; the use or replacement of planters; and seasonal use of patio heaters. Member Moore seconded the motion, which was passed by a unanimous vote.

E. Consideration of various improvements to the building and property at 19 East Chocolate Avenue (The Hershey Company; DCDB #417)

Chuck Emerick summarized the improvements as follows:

- Building 18 (located on the eastern end of the property) – Addition of an egress door and a new parking area, including lighting; extension of the stone retaining wall with like materials; and new screen plantings.
- Building 41 (located on the western end of the property) – Uplighting along the west and south facades of building.
- General site work – replacement/relocation of an exercise path.

Kenny Hinebaugh of Evans Engineering represented the project. He explained that the purpose of the uplighting is to help brighten Building 41 in the evening. Regarding Building 18, Mr. Hinebaugh stated that the new egress door will be located on the second floor of the eastern façade. There will be a canopy over the door and wall lighting on either side of the door. Twelve new parking spaces are proposed as well. The applicant intends to use the existing berm as a barrier for the new access drive and parking area. Mr. Hinebaugh stated that there will also be additional site lighting.

Mr. Hinebaugh stated that the scope of the project has recently been revised regarding the retaining wall on the north side of the property. This wall is needed to protect the athletic area because of the grade separation at the rear of the building. The initial intent was for the retaining wall to be a keystone wall; however, the applicant is now considering a green wall instead. What that will do is push the wall out a little further to the north to provide the needed slope for the face of the wall. It will still be a structural bearing wall, but the face of it will allow for porous surface so that growth can occur. Mr. Emerick noted that this retaining wall is only visible from the railroad tracks.

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Mr. Emerick inquired about the material of the guiderail. Mr. Hinebaugh responded that the type of material has not yet been determined but it will likely be wood.

There was discussion about the addition of a handicapped-accessible space in the new parking area.

Motion

Member Achorn made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal as presented, with the condition that the applicant provides a compliant lighting plan for the new parking area as part of the zoning permit. Additionally, the applicant may enlarge the proposed parking area by one space to provide ADA parking. Member George seconded the motion, which was passed by a unanimous vote.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 6:40 p.m.

Chairwoman