

**DERRY TOWNSHIP DESIGN REVIEW BOARD
MEETING MINUTES
JULY 28, 2014**

The meeting of the Derry Township Design Review Board was called to order at 5:57 p.m. by Chairman Ed Buchan in the Board Conference Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Ed Buchan, Chairman; Sandy Ballard, Secretary; Pam Moore; Ted Herman; Brian O'Day

Members Absent: Joyce St. John, Vice Chairwoman

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

Public attendance: Annmarie Garganes Durnin and Patrick Durnin, 530 West Chocolate Avenue; Charles Huth, *The Sun*; Seth Garrett, S. B. Builders; Reath Edwards and Kenny Reigle, 64 West Chocolate Avenue; Matt Nye, Nye's Nursery and Landscaping, Inc.; Richard Walters, 537 West Chocolate Avenue

APPROVAL OF MINUTES

On a motion made by Member Herman, seconded by Secretary Ballard, and a unanimous vote, the minutes of the June 30, 2014 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

a. Consideration of landscaping improvements for 64 West Chocolate Avenue (First United Methodist Church, DRB #350)

Reath Edwards and Kenny Reigle (First United Methodist Church) represented the project. Mr. Edwards explained that they are trying to give the archway and the doorway a more welcoming appearance so that people know where to enter. They intend to replace the existing gravel driveway and walkway with pavers. Additionally, the existing hedges adjacent to the parking area will be removed because they block the appearance of the building. New plantings will be put in place of the hedges.

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Secretary Ballard is concerned that the parking lot will be more visible once the hedges are removed, which is not what is desired. The hedges provide a dense buffer. She asked if the proposed shrubbery will grow to provide enough of a visual screening. Chairman Buchan commented that he likes the color of the new shrubbery, and that it will eventually screen the parking lot. Matt Nye, Nye's Nursery and Landscaping, stated that he does not think that it will completely block the view of the cars in the parking lot, but it will break up the line of the lot due to height variations.

Mr. Reigle stated that they also intend to eventually add 2 or 3 benches to the property. Secretary Ballard stated that there appears to be room for a couple of small, ornamental trees in addition to the new shrubbery. Mr. Nye responded that technically there is room, but it is not a good choice for a 20 year plan.

Member Herman asked if anything is planned for additional trees in regards to consistency with the streetscape that is envisioned for the future. Mr. Edwards stated that trees already exist between the curb and the sidewalk, even though they do not show up on the aerial picture of the property.

The motion to issue a Certificate of Appropriateness for the proposal as presented was made by Chairman Buchan, seconded by Member Herman, and passed by a unanimous vote.

b. Consideration of a shed for 533 West Chocolate Avenue (Richard Walters, DRB #351)

Mr. Walters stated that 533 West Chocolate Avenue is a vacant lot adjacent to his office at 537 West Chocolate Avenue. The small parking lot on 533 West Chocolate Avenue was installed by The Hershey Company because their trucks needed the room to back out of their property across the alley. Part of the arrangement between The Hershey Company and Mr. Walters was The Hershey Company would take care of the snow removal on the lot; however, The Hershey Company does not use that property anymore, so Dr. Walters needs the storage shed for his snow removal equipment. The shed is white vinyl with a black roof and matches the colors of his office. He clarified that the shed's dimensions are 8' x 8' (not 8' x 10' as indicated on the permit application).

The motion to issue a Certificate of Appropriateness for the proposal as presented was made by Member Herman, seconded by Member Moore, and passed by a unanimous vote.

c. Consideration of additions and alterations to the dwelling located at 530 West Chocolate Avenue (Annmarie Garganes Durnin, DRB #352)

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Seth Garrett, S. B. Builders, explained that the owners would like to bring the dwelling up to date and add a small addition to the rear and an entrance on the side. Two large pine trees on the property need to be removed because they are impeding on the roof and the foundation. The slate roof will be replaced with architectural shingles, and there might be one or two skylights. The owners proposed to use a white beaded siding (either Colonial White or Snow) on the addition. Mr. Garrett noted that the beaded siding is a better product than the standard vinyl siding. The windows will not be changed in shape, but will be replaced with new panes. The owners also desire to remove the vinyl from the front porch.

Secretary Ballard commented that the addition at the rear of the other half of the duplex looks as though it contains brick. Mr. Garrett responded that the addition was constructed many years ago and contains areas of faux brick. He added that the rear addition to the subject property will contain a hip roof similar to the roofs on surrounding buildings.

Brandon Williams noted that the owners are trying to maintain the colonial style of the home. Vinyl is fairly common throughout the Village of Hershey, especially if it is not a focal point or the primary material for the building. Mr. Williams confirmed with Mr. Garrett that the side addition will also contain vinyl instead of brick.

Member Herman questioned if the dimensions of the proposed rear addition will match the rear addition on the other half of the duplex. Mr. Garrett answered yes. Member Herman thinks alterations to the front porch will be an improvement, but the side addition will be more visible due to the pine trees being removed.

Secretary Ballard stated that it would be beneficial to plant some bushes in order to break up the visual appearance of the white vinyl. Member Herman thinks the vinyl will contrast with the brick, especially with the extra space created by the alley's proximity. Mr. Garrett stated the owners may decide to use brick instead of vinyl siding, but it is a big cost difference. Member O'Day commented that additional landscaping would help to screen the vinyl on the side addition.

The motion to issue a Certificate of Appropriateness for the proposal as presented was made by Member Herman, seconded by Secretary Ballard, and passed by a unanimous vote. The owners are encouraged to minimize the visual impact of the side addition, either by providing landscaping to screen the view from West Chocolate Avenue, or by using brick instead of vinyl siding on the addition.

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OTHER BUSINESS

None.

The meeting adjourned at 6:33 p.m.

Chairman