

**DERRY TOWNSHIP DESIGN REVIEW BOARD  
MEETING MINUTES  
FEBRUARY 23, 2015**

The meeting of the Derry Township Design Review Board was called to order at 6:00 p.m. by Member Ed Buchan in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

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

Members Absent: Joyce St. John

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

Public registering attendance: Larry Saylor, TKS Architects; Jim Linn, Weidner Construction; Justin Engle, 430 East Derry Road

**APPROVAL OF MINUTES**

On a motion made by Member Herman, seconded by Member Ballard, and a unanimous vote, the minutes of the December 29, 2014 meeting were approved as presented.

**REORGANIZATION**

On a motion made by Member Ballard, seconded by Member Moore, and a unanimous vote, the Board approved reorganization for 2015 as follows:

Chairman – Ed Buchan  
Vice Chairman – Joyce St. John  
Secretary – Sandy Ballard

**NEW BUSINESS**

**a. Consideration of façade, lighting, and sidewalk improvements to the property located at 231-253 West Chocolate Avenue (HSY Partners, LLP; DRB #358)**

Brandon Williams explained that the applicant is proposing to update the façade of the building with crown molding, dental molding, new awnings, a new color scheme, and accent lighting. He noted that changes to the signage will be a separate proposal to be considered by the Design Review Board at a future meeting. Mr. Williams added that stamped concrete was shown on the proposal, but the applicant seems to be moving away from that idea and is instead proposing to maintain the existing vegetation.

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Secretary Ballard asked for confirmation that the accent lighting (the lanterns that will be placed on the vertical columns separating the store fronts) will not be overly-bright like the lights in the Rite Aid parking lot. Mr. Williams responded that the accent lighting will be less voltage and will be comparable to a residential globe light.

Mr. Williams stated that the Zoning Ordinance requires the canopy lighting to contain a cover and to be recessed or flush with the underside of the canopy. Jim Linn, Weidner Construction, showed a sample of the canopy fabric (it will be a heavy duty cloth-like material).

Chairman Buchan asked if there is an artist's rendition of what the awnings will look like with the signage. Mr. Linn stated that the new signs will be similar to what is shown on the rendering that has been submitted for the façade changes, but he has not received approval yet for the exact lettering. That will be submitted separately. Mr. Williams commented that they will be wall signs above the awnings.

Secretary Ballard asked if the proposed awnings will extend from the building further than the existing awnings. Mr. Linn answered no; they will extend the same amount as the existing awnings (3 feet). Secretary Ballard commented that it would be nice if they extended further to allow for more covered seating. Larry Saylor, TKS Architects, explained that the problem with extending the awnings to 4 feet is that they would have to be placed higher on the building.

Chris Brown, Derck & Edson, stated that his company was responsible for creating the Downtown Hershey Master Plan, and they are currently engaged by the Township to update the Comprehensive Plan. The Board of Supervisors has requested that any proposals for the downtown be reviewed by Derck & Edson. Mr. Brown commented that the applicant has brought forward a lot more than what he originally expected, which he thinks is commendable.

Chairman Buchan asked what is being proposing in place of the stamped concrete. Mr. Brown responded that the initial sketch of the Downtown Hershey Master Plan shifted a lot of the landscaping aspects to be located between the plaza spaces and the public street to provide more of a buffer between the street and any future outdoor dining space. They are comfortable with taking the existing islands of ivy from in front of the building and moving them out toward the street to provide more of a buffer and to create more room for dining space. Mr. Brown added that he does not prefer stamped concrete and thinks that if the applicant proposes that type of streetscape improvement in the future, they should use brick. He also thinks that if the awning extends more than 3 feet away from the building, it will look out of place against the 1-story building.

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Member Moore wondered if projecting signs could be proposed for this site instead of wall signs. Mr. Brown stated that he likes the idea of incorporating projecting signs because they will be more appealing for a walkable downtown.

Member O'Day questioned if projecting signs can coexist with the proposed wall signs and where they would be located. Mr. Brown responded that he thinks they can coexist, and the piers offer a good opportunity to use interesting bracketing for projecting signs. Chairman Buchan asked if both projecting and wall signs would be allowed by the Zoning Ordinance. Mr. Williams stated that under the current regulations, projecting signs are permitted; however, staff would have to review the total signage for the property to determine if both projecting and wall signs could be used.

Chairman Buchan thinks it would be beneficial to remove the existing signs that are in the grass area. Mr. Williams stated that a variance was granted by the Zoning Hearing Board for those 3 ground signs. Chuck Emerick added that he thinks the ground signs could be replaced with projecting signs, but it would take further action by the Zoning Hearing Board.

Member O'Day asked where a projecting sign would be placed in relation to the awning. Mr. Brown responded that there are different spots that could be used, but it would probably be in the area below the gooseneck lighting and above the awnings.

In response to a question from Member O'Day, Mr. Emerick stated that it is likely there would be an impervious coverage issue if the applicant proposed to replace the existing landscaping with sidewalk. A stormwater management plan might also be required.

Member Herman asked the applicant to review the design elements that are changing and the materials that are being used. Mr. Saylor explained that the applicant is removing the existing canopies. It is a split face building, and a simulated wood material will be used to create columns between the units. There will be dental work above, and at the very top of the building there will be dental work to create the appearance for the new facade look. The existing fluorescent lights under the canopies will be replaced.

Member Moore asked if the cornice will also be of the same simulated wood material. Mr. Saylor answered yes. All of the material (except for the awnings) will be the same.

Member Herman asked if any changes are proposed to the windows and doors. Mr. Saylor answered no. Member Herman asked if the vertical scoring is existing. Mr. Saylor confirmed that it is existing.

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Member O'Day asked if all of the units are permitted to have outdoor seating for dining. Mr. Williams responded that it would depend on the existing indoor seating and the parking conditions.

Mr. Saylor pointed out that there is only about 6 feet between the face of the building and the existing planting area, so that does not allow much room for tables.

Motion

The motion to issue a Certificate of Appropriateness for the proposed façade, canopy, and lighting improvements as presented, noting that the existing landscaping, doors, and windows will remain unchanged, was made by Member Herman, seconded by Secretary Ballard, and passed by a unanimous vote.

**OTHER BUSINESS**

Mr. Emerick reported that the Township is proposing an ordinance that would amend the Zoning Ordinance by changing the designation of the Design Review Board to the Design Advisory Board and by revising their duties and procedures.

**ADJOURNMENT**

The meeting adjourned at 6:40 p.m.

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Chairman