

**DERRY TOWNSHIP DESIGN ADVISORY BOARD
MEETING MINUTES
NOVEMBER 30, 2015**

The Monday, November 30, 2015 meeting of the Derry Township Design Advisory Board was called to order at 5:59 p.m. by Vice Chairwoman Joyce St. John in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Joyce St. John, Vice Chairwoman; Sandy Ballard, Secretary; Pam Moore; Ted Herman; Jennifer Harnden

Member Absent: Brian O'Day

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

Public registering attendance: Charles Huth, *The Sun*; Jim Snyder – Snyder, Secary & Associates

APPROVAL OF MINUTES

On a motion made by Member Herman, seconded by Member Moore, and a majority vote, the minutes of the October 26, 2015 meeting were approved as presented. Secretary Ballard abstained because she was not at the October meeting.

OLD BUSINESS

None.

NEW BUSINESS

- a. Consideration of site details (signage, screening walls, site lighting, landscaping) for the proposed hotel at 515 East Chocolate Avenue (Chafia Capital Partners, LLC; DAB #370)**

Brandon Williams reported that the Design Advisory Board issued a Recommendation of Appropriateness at their September 28, 2015 meeting for the preliminary site layout and the main building design, with the understanding that the applicant would return to the Board for approval of the site details once they were finalized.

Signage

Mr. Williams stated that 3 wall signs, a freestanding sign, and a ground sign are proposed. The applicant will need to seek relief from the Zoning Hearing Board for

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the height of the wall sign on the front elevation and for the size of the freestanding sign, and to allow them to be internally illuminated. The wall signs and freestanding sign are proposed to be made of vinyl, which is not permitted in the Downtown Commercial Sign Overlay district. The signs should also be dimensional, with raised or carved lettering, as per the design guidelines.

Jim Snyder of Snyder, Secary & Associates represented the applicant and stated that they will comply with the size requirements and dimensional lettering recommendation for the freestanding sign; however, they would like the signs to be internally illuminated, so they will seek relief from the Zoning Hearing Board.

In response to a question from Vice Chairwoman St. John, Mr. Williams stated that the proposed sign colors are acceptable.

Secretary Ballard asked if the ground sign is also proposed to be internally illuminated and made of vinyl. Mr. Williams answered yes. Secretary Ballard questioned if it is possible to have dimensional lettering on an internally illuminated sign. Mr. Snyder thinks it is possible, but he has to check with the architect. If it is not possible, the applicant will either conform with the material guidelines or propose an alternate material.

Member Herman recalled that with some past proposals that included both freestanding and wall signs, the Design Advisory Board preferred the applicant to use one or the other because both signs are not necessary. He asked if Mr. Williams remembers a situation where the Board preferred having a wall sign over a freestanding sign. Mr. Williams responded that the hotel property has more than 300 linear feet of frontage, so the Zoning Ordinance excludes wall signs from the overall sign area calculation for the site. Area-wise, the wall signs are compliant; it is the proposed height that is an issue.

Motion regarding signage

Member Moore made a motion that the Design Advisory Board recommend approval of the signs as presented, with the condition that the sign materials are compliant with the Zoning Ordinance. The Board also prefers that the signs are externally illuminated and contain raised or carved lettering. The motion was seconded by Secretary Ballard and passed by a majority vote. (Member Herman voted in opposition.)

Screening walls

Mr. Williams reported that a 3'-high stone masonry wall is proposed along the East Chocolate Avenue frontage of the property to screen headlights from vehicles in the parking area from shining onto East Chocolate Avenue.

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Secretary Ballard was concerned that headlights from vehicles driving around the porte cochere will shine into westbound traffic on East Chocolate Avenue. Mr. Snyder noted that vehicles will not be allowed to park in that area, and the portion between the paving and the street is heavily landscaped. Secretary Ballard commented that landscaping should not be relied on because it might not be maintained properly and would not provide an adequate light barrier. Mr. Williams stated that the screening wall as proposed adequately addresses the Zoning Hearing Board's condition of approval.

Mr. Williams stated that 8'-2" concrete screening walls are proposed around the dumpster pad. The concrete will be finished with a material that will match the lower facade wall of the hotel.

Finally, a wall is proposed at the rear of the property to screen areas of the patio. Mr. Snyder added that it will be a lower, privacy-type of wall. The material of the wall is unknown at this point; however, Mr. Snyder thinks it will be vinyl or aluminum. It will not be visible from East Chocolate Avenue. In response to a question from Secretary Ballard, Mr. Snyder stated that there will be no lighting on any of the screening walls.

Motion regarding screening walls

Member Herman made a motion that the Design Advisory Board recommend approval of the screening walls as presented. The motion was seconded by Member Moore and passed by a unanimous vote.

Site lighting

Mr. Williams stated that 3 types of lights are proposed. There will be bollards along the sidewalk around the perimeter of the hotel. The bollards and wall sconces will have a bronze finish and will contain low intensity LED lighting. Mr. Williams asked Mr. Snyder if the color of the light in the wall sconces will be white, as he noted there is a possibility for different colors. Mr. Snyder was unsure, but believes they will be white. Mr. Williams stated that there are no requirements for the color of the lighting, but it should be muted and understated. In response to a question from Secretary Ballard, Mr. Williams explained that accent lighting does not have to be full cutoff.

Mr. Williams stated that the parking lot lighting will have a black finish. He is concerned about glare from the lights possibly leaving the property and recommended that the 2 lights adjacent to the porte cochere and the light near the western property line contain shields to prevent glare from being directed onto East Chocolate Avenue and the neighboring property to the west.

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Member Herman asked why the parking lot lighting was chosen in a different finish than the wall sconces and bollards. Mr. Williams responded that the difference reflects a recommendation made by Chris Brown of Derck & Edson (the Township's planning consultant) at the September Design Advisory Board meeting.

Member Herman asked how many individual lights there will be. Mr. Snyder referred to the site lighting plan. Member Herman asked if any lights are proposed on the interior side of the screening wall along East Chocolate Avenue. Mr. Snyder answered no.

Motion regarding site lighting

Member Harnden made a motion that the Design Advisory Board recommend approval of the site lighting as presented, with the conditions that the wall sconces only use a white light and that the parking lot lighting is shielded where the light may penetrate other properties or the right-of-way of East Chocolate Avenue. The motion was seconded by Member Herman and passed by a unanimous vote.

Landscaping

Mr. Williams described the trees and landscaping that are being proposed and noted that in general, the applicant has proposed landscaping beyond what is required by the Subdivision and Land Development Ordinance and the Zoning Ordinance.

Secretary Ballard asked about the size of the green strip between the curb and the sidewalk. Mr. Snyder stated that it is approximately 2 feet, but it is in the PennDOT right-of-way so no trees are proposed there.

Secretary Ballard asked how the Township would know if one of the trees is lost or removed. Mr. Williams stated that the Board could make a recommendation that the trees have to be replanted to remain as shown on the plan.

In response to Member Herman's question, Mr. Snyder stated that the Highway Occupancy Permit has not been issued yet. Member Herman asked if it is possible that PennDOT would issue conditions in terms of site distance for landscaping. Mr. Snyder answered that the applicant has received PennDOT's first round of comments and there was nothing relative to landscaping.

Motion regarding landscaping

Member Herman made a motion that the Design Advisory Board recommend approval of the landscaping as presented. The motion was seconded by Member Harnden and passed by a unanimous vote.

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OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

Vice Chairwoman