

**DERRY TOWNSHIP DESIGN ADVISORY BOARD**  
**MEETING MINUTES**  
**August 29, 2016**

The meeting of the Derry Township Design Advisory Board was called to order at 6:00 p.m. by Vice Chairwoman Jennifer Harnden in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

Members Present: Jennifer Harnden, Vice Chairwoman; Joyce St. John; Brian O'Day; Ted Herman

Members Absent: Pam Moore, Chairwoman; Susan Cort, Secretary

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

Public registering attendance: Jeff Metz, 522 West Chocolate Avenue, Hershey

**APPROVAL OF MINUTES**

On a motion made by Member O'Day, seconded by Member Herman, and a unanimous vote, the minutes of the July 25, 2016 meeting were approved as presented.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Consideration of fence installation on the property located at 522 West Chocolate Avenue (Jeff Metz; DAB #379)**

Brandon Williams reported that the applicant is proposing wooden stockade fencing adjacent to the front of the dwelling that will match the style and height of the neighbor's fence at 528 West Chocolate Avenue (which was approved by the Design Advisory Board in July 2015). The applicant is also proposing aluminum fencing in the rear of the property. Portions of the wooden fence and the aluminum fence on the west side of the subject property will encroach onto the property at 528 West Chocolate Avenue so that the proposed and existing fences connect.

Mr. Williams noted that the guidelines for the Chocolate Avenue Preservation Overlay District recommend against the stockade fence style. Chris Brown of Derck & Edson (the Township's Planning Consultant) has reviewed this proposal and recommended

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that a shadow box style be used for the wooden fence instead of a stockade style, which is the same recommendation he made for the fence at 528 West Chocolate Avenue. Mr. Williams thinks that since the Design Advisory Board already approved the stockade-style fence at 528 West Chocolate Avenue, they should allow the stockade-style fence on the subject property as well, for consistency.

Mr. Williams explained that the condition of approval of the fence at 528 West Chocolate Avenue stated that the applicant was to provide landscaping to screen the view of the fence from West Chocolate Avenue, consisting of a berm and a minimum of two plants that were to reach a height so that within a year of growth no more than two feet of the top of the fence would be exposed. However, when the Township did the follow up inspection for the fence one year after its installation, they noted that the owner of 528 West Chocolate Avenue did not comply with the landscaping condition in the Design Advisory Board's approval of the fence. The Township will be contacting the owner and requiring that the proper landscaping is installed. For the sake of consistency, Mr. Williams is recommending approval of the proposal for 522 West Chocolate Avenue, with the same condition for the wooden stockade fencing that was applied to the approval for the fence at 528 West Chocolate Avenue.

Jeff Metz, owner of 522 West Chocolate Avenue, commented that he is concerned he will have a problem with installing landscaping on the hill in his side yard. The Design Advisory Board agreed to remove the requirement for the applicant to install a berm for the landscaping. Mr. Williams informed the applicant that he will need to use taller plants that can achieve a mature height of 4-6 feet.

*Motion*

Member St. John made a motion that the Design Advisory Board issue a Recommendation of Appropriateness for the proposal as presented, with the stipulation that the applicant provides landscaping to screen the northern elevation of the wooden fence. The height of the landscaping shall be no less than 2 feet from the top of the fence within a year of growth. Member Herman seconded the motion, which was passed unanimously.

**OTHER BUSINESS**

**A. Consideration of a minor revision to the approved building design for the Courtyard by Marriott hotel currently under construction at 515 East Chocolate Avenue**

The design of the hotel was approved by the Design Advisory Board in September 2015. The applicant is now proposing to replace the stucco quoins at the corners of the building with brick quoins. Brandon Williams had e-mailed the proposed change to the Board recently and had received responses that Member St. John and

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Chairwoman Moore are in favor of the revision, and Member Herman is not in favor of the revision. Mr. Williams stated that Chris Brown of Derck & Edson also reviewed the proposed revision and did not have any concerns.

Member Herman explained that he thinks the white stucco quoins are a nice accent against the brick on the rest of the building.

Mr. Williams confirmed that the Design Advisory Board approves the proposed revision by a majority vote (Chairwoman Moore, Member St. John, Member O'Day, and Vice Chairwoman Harnden in favor; Member Herman opposed).

**ADJOURNMENT**

The meeting adjourned at 6:12 p.m.

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Vice Chairwoman