

**DERRY TOWNSHIP DESIGN ADVISORY BOARD
MEETING MINUTES
January 30, 2017**

The meeting of the Derry Township Design Advisory Board was called to order at 5:58 p.m. by Pam Moore in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Pam Moore; Jennifer Harnden; Susan Cort; Brian O'Day; Joyce St. John; Ted Herman

Members Absent: None

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

Public registering attendance: Dimitri Papadimitriou

APPROVAL OF MINUTES

On a motion made by Member St. John, seconded by Member Harnden, and a unanimous vote, the minutes from the November 28, 2016 meeting were approved as presented.

REORGANIZATION FOR 2017

On a motion made by Member Moore, seconded by Member St. John, and a unanimous vote, the Board appointed Jennifer Harnden as Chairwoman; on a motion made by Member St. John, seconded by Member Moore, and a unanimous vote, the Board appointed Susan Cort as Vice Chairwoman; and on a motion made by Member Moore, seconded by Member O'Day, and a majority vote (*Member Herman abstained*), the Board appointed Ted Herman as Secretary.

OLD BUSINESS

None.

NEW BUSINESS

- A. Consideration of outdoor seating at 251 West Chocolate Avenue (Hershey Biergarten; DAB #383)**

DERRY TOWNSHIP DESIGN ADVISORY BOARD
MEETING MINUTES
January 30, 2017

Brandon Williams reported that the applicant is proposing a 42"-high wood counter wall, with planters surrounding it, as part of the outdoor seating. Chris Brown of Derck & Edson also reviewed the proposal and had questions regarding what materials are proposed. The applicant responded via e-mail prior to the meeting and stated that mahogany wood boards containing a clear finish will be used for the counter wall; the planter boxes will be black fiberglass, and the flooring of the outdoor seating area will be Pennsylvania Bluestone slate. Mr. Williams commented that he and Mr. Brown both find the proposed materials to be acceptable and are recommending approval of the project.

Chairwoman Harnden asked if the intent is for the far wall to connect to the building facade so that people would be unable to walk down the sidewalk without going around the wall. Dimitri Papadimitriou (the applicant) responded yes.

Member O'Day questioned how the changes in grading will be addressed in front of the building with the construction of the patio and counter wall. Mr. Papadimitriou stated that the existing paving and flower beds in the area of the proposed patio will be removed and leveled out. Curbing will be placed around the base of the counter wall and patio to make it level with any remaining grade differences.

Member O'Day asked if the wall will also function as a bar. Mr. Papadimitriou answered that the counter will function as a surface that patrons can sit at or stand next to when eating or drinking.

Member St. John commented that the other outdoor seating areas in the downtown do not have solid walls and wondered if this proposal is consistent with the design guidelines. Mr. Williams answered that the proposed wall is not inconsistent with the current design guidelines, and Township staff is not concerned with the wall because it will be only 42" in height, which is slightly above waist level. The view into the building should not be diminished by the counter wall with the height that is proposed.

Secretary Herman asked if the purpose of the proposed wall is to keep the outdoor seating area separated from foot traffic in the downtown, or if the wall is proposed as a way to maximize the space that is available. Mr. Papadimitriou responded that the purpose is to maximize the space. He presented samples of the proposed materials to the Board.

Chairwoman Harnden is concerned that only having one wall in the seating area (as opposed to framing the area with two walls and the counter) will cause it to look out of place in the streetscape.

DERRY TOWNSHIP DESIGN ADVISORY BOARD
MEETING MINUTES
January 30, 2017

Member Moore asked if the wood will have to be maintained. Mr. Papadimitriou responded that a clear sealant will have to be applied to the wood.

Member St. John asked what will happen when other tenants in the strip mall want to add outdoor seating and a wall. Will there be consistency between the designs? Mr. Williams stated that future proposals should consider similar finishes for consistency with the current proposal, and that the color palate of the building would likely guide material color choices for future outdoor seating elements or landscaping changes in front of the building.

Chairwoman Harnden inquired if the applicant had given any thought to ending the proposed wall short of the sidewalk so people can continue to walk under the awnings of the strip mall in inclement weather or during the winter when the tables are removed. Mr. Papadimitriou responded that the Liquor Control Board requires an enclosed area when alcohol is served.

Secretary Herman asked if the building owner can require consistency in design if other tenants decide they would like outdoor seating in the future. Mr. Williams stated that it is possible, but with a multi-tenant building like this, the proposals have to be considered by the Board on a case-by-case basis.

Member St. John commented that although the proposed materials may be complementary to the façade of the building, they are not consistent with the other outdoor seating areas in the downtown. Mr. Williams noted that the Township would prefer that there is some uniqueness rather than one uniform design throughout the downtown. He would be more concerned if wood was proposed for a principal building instead of a counter wall for outdoor seating.

Motion

Vice Chairwoman Cort made a motion that the Design Advisory Board issue a Recommendation of Appropriateness for the proposal as presented. Member St. John seconded the motion, which was passed unanimously.

OTHER BUSINESS

None.

**DERRY TOWNSHIP DESIGN ADVISORY BOARD
MEETING MINUTES
January 30, 2017**

ADJOURNMENT

The meeting adjourned at 6:24 p.m.

Chairwoman