

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
December 18, 2017

The meeting of the Derry Township Downtown Core Design Board was called to order at 6:01 p.m. by Vice Chairwoman Susan Cort in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Susan Cort, Vice Chairwoman; Justin Engle; Pam Moore; Jim George; George Achorn

Members Absent: Jennifer Harnden, Chairwoman; Andy Bowman, Secretary

Also Present: Brandon Williams, Assistant Director of Community Development; Lauren Zumbrun, Economic Development Manager; Jenelle Stumpf, Community Development Secretary

Public registering attendance: Doug Nicotera, 537 Windsor Court, Hummelstown; Ed Fetter, RVG Management; Pam Whitenack, Downtown Hershey Association

APPROVAL OF MINUTES

On a motion made by Member Achorn, seconded by Member Moore, and a unanimous vote, the minutes from the October 30, 2017 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of changes to the approved design of the parking structure proposed on the property located at the northeast corner of the intersection of West Chocolate Avenue and Ridge Road (Hershey DTC, LP; DCDB #404)

Ed Fetter and Steve Dayton, RVG Management, represented the project. Mr. Fetter explained that they recently reviewed the final grading plan for the property and how it orients the parking structure. The initial site rendering did not accurately represent the visibility of the structure. Mr. Fetter stated that from a durability standpoint, the more they looked at the approved materials, the less they wanted to have them in such a high-traffic area. Since the parking structure is basically only visible in conjunction with the existing rear building, they are now proposing to match the materials of the parking structure to the existing building instead of matching the new front buildings.

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Member Engle asked how the color will be incorporated into the proposed pre-cast concrete – will the concrete mix be stained or will the concrete be painted after installation? Mr. Fetter responded that it will be stained before installation.

Mr. Fetter explained how the proposed design materials on the parking structure will match those of the existing building. It would be a significant investment to use a lot of red brick (as originally proposed) when it will not be very visible from the road. He noted that they would rather do a lot of nice plantings to help blend the lighter color of the lower pre-cast concrete to help shield the visibility. Additionally, the applicant intends to landscape around the PPL switchgear equipment that will be located along Ridge Road, which will further block the view of the structure.

Member Engle noted that depending on how the Board's vote goes, he may choose to abstain from the vote based on the fact that he would be making a recommendation to himself (as a Downtown Core Design Board member and a Board of Supervisors member).

Member Engle stated that he thinks the applicant's argument about the brick is a good one; however, his opinion is that the brick has a warming effect and that aspect is now missing. He agreed that the grading is going to hide a lot of the structure. Member Engle asked what the landscaping around the structure will be. Mr. Fetter responded that they are currently putting together a landscaping plan. They intend to irrigate all of the landscaped areas around the buildings so the landscaping stays green. Mr. Williams commented that the Downtown Core Design Standards do not require the review and approval of a landscaping plan.

Member George stated that he still has concerns with the change of design. He thinks the reason that the Design Board approved the original proposal was because of the brick. Even though the structure will not be very visible from Chocolate Avenue, there will still be a large number of vehicles passing the structure on Ridge Road and driving into the site. From the community's perspective, Member George thinks having the structure match the Township's parking garage is a good idea for continuity. He is not in favor of the proposed changes.

Member Achorn asked the applicant for their thoughts on reverting to metal panels for the stair tower as previously approved, instead of pre-cast concrete as proposed, since the stair tower is such a prominent feature. Mr. Fetter responded that he is worried the metal would become dirty and dented and would require continuous maintenance.

Member Moore inquired what the cost comparison would be to use brick only for the lower portion of the structure instead of the natural pre-cast concrete that is now proposed. Mr. Fetter stated that the estimate to add brick on two sides of the structure (the ones facing Ridge Road and Chocolate Avenue) is about \$30,000 to \$40,000. It

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would cost an additional \$50,000 to use metal panels on the stair tower, and doing so would change the entire design and manufacturing of the stair tower.

Member Achorn asked if it would make more sense to use the same stone facing on the parking structure as that which exists on the new front building, instead of brick. Mr. Fetter replied that from a cost standpoint, it would be about the same result. However, it would make more sense to use stone rather than brick because it will be a better match to the existing rear building.

Vice Chairwoman Cort stated that it would be in the community's best interest if the appearance of the structure was softened with a stick-on limestone material instead of pre-cast concrete. Mr. Fetter responded that he would much rather do that than have to stop production on the site.

Motion

Member Achorn made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal, with the stipulation that a limestone veneer product is used on the lower level of the structure, on the Ridge Road and Chocolate Avenue-facing facades (not including the stair tower), in place of the natural pre-cast concrete that was proposed. The limestone veneer product shall match the color and pattern of the limestone veneer of the adjoining commercial building at the corner of Ridge Road and Chocolate Avenue. Member Moore seconded the motion, which was passed by a majority vote (*Member Engle abstained*).

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 6:56 p.m.

Chairwoman