

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
February 26, 2018

The February 26, 2018 meeting of the Derry Township Downtown Core Design Board was called to order at 6:05 p.m. by Member Justin Engle in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Justin Engle; Pam Moore; Jim George; George Achorn

Members Absent: Jennifer Harnden, Chairwoman; Susan Cort, Vice Chairwoman; Andy Bowman

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

Public registering attendance: Matt Runyon, Newcomer Associates; Jim Snyder – Snyder, Secary & Associates, LLC; Justin Shelton, David Hogg – Central PA Equities 29, LLC; Pam Whitenack; Bill Gladstone

APPROVAL OF MINUTES

On a motion made by Member George, seconded by Member Moore, and a unanimous vote, the minutes from the January 29, 2018 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of demolition of the existing structure at 204 Hillcrest Road and construction of a new hotel (Central PA Equities 29, LLC; DCDB #406)

Brandon Williams explained that the Board will be reviewing the demolition of the existing structure, the construction of the new hotel building, the site lighting, the retaining walls and fencing; the exterior signage; and the overall site layout.

Dave Hogg, Central PA Equities 29, LLC, stated that they have been working with Township staff to ensure that the redevelopment will conform with Township regulations. He noted that by placing the structure along Hillcrest Road and having the parking area on the interior of the site, the residents on the opposite side of Hillcrest Road will be shielded by the hotel from the parking lot's light and noise.

Jim Snyder of Snyder, Secary & Associates (civil engineers for the project), stated that this property has some topographical challenges and as a result, a long retaining wall is proposed. A planting screen will be incorporated around the retaining wall so that vehicle headlight glare is minimized. The site lighting is also being designed to minimize light pollution. Mr. Snyder noted that the applicant is requesting a

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modification of the Downtown Core Design Standards requirement to install 8-foot-wide sidewalks along all street frontages, with the exception of Mill Street (*as part of the land development plan submission, the applicant will request a waiver from the Subdivision and Land Development Ordinance requirement for the installation of sidewalks along Mill Street, due to severe topography*). The alternative proposed is a 5-foot-wide concrete sidewalk to match the existing improvements and character of the existing neighborhood. The sidewalks will be extended along the entire frontage of Hillcrest Road as well as along the entire frontage of West Areba Avenue. A pedestrian crosswalk will be added crossing Mill Street to facilitate pedestrian movement along an existing corridor.

Matt Runyon, Newcomer Associates (architects for the project), stated that the retaining wall will be covered with the same limestone material that will be used on the base of the building. The upper portion of the building will be an EIFS material. Mr. Runyon noted that the building colors will be from the Benjamin Moore Williamsburg Collection palette; however, the colors did not replicate well on the renderings. He presented samples of the colors that will be used.

Member Engle commented that he likes the changes to the building design and colors from the brand's prototype. Mr. Runyon pointed out that the proposed signage also differs from the brand's prototype in order to comply with Township regulations.

Member Engle inquired if the landscaping on the renderings is an accurate depiction of what will be planted. Mr. Runyon responded that Hilton requires very heavy landscaping and a lot of localized color at the front entrances. Mr. Snyder added that the landscaping plan is conceptual at this point.

Member George asked if the scrub brush along the Mill Street frontage of the property will be cleaned up as part of this project. Mr. Snyder indicated the area of improvement and stated that the existing vegetation on the steep slope of the property will remain.

Member George asked if signage is proposed for the intersection of Mill Road and West Areba Avenue since this is somewhat of an out-of-the-way location. Mr. Snyder answered no. Mr. Hogg commented that they tested the ability to find the site with a couple of different GPS applications, and the site was easily located. Additionally, the 'Tru' signs on the building should be fairly visible from West Chocolate Avenue.

Member Engle inquired about the height of the retaining wall. Mr. Snyder stated that it will vary. Based on conceptual grading, the maximum height would be 18-20 feet. Mr. Williams noted that the chain link fence proposed on top of the retaining wall must be vinyl clad. Mr. Hogg stated that they would use black vinyl on the fence so that it blends in with the site. Member Engle commented that the black wrought-iron

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fence used at the adjacent Fairfield Inn would look nicer than a black vinyl-clad chain link fence, but he understands that would be more expensive.

Member George thanked the applicant for making an effort to accommodate the residents in the area in terms of sight lines.

Motion regarding demolition/new construction

Member George made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the demolition of the existing building and the construction of the new building, as presented. Member Moore seconded the motion, which was passed by a unanimous vote.

Motion regarding site lighting, retaining walls and fencing, exterior signage, and site layout

Member Achorn made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the site lighting, retaining walls and fencing, exterior signage, and site layout, as presented. Member Moore seconded the motion, which was passed by a unanimous vote.

Member Achorn amended his motion to include the approval of the modification request regarding sidewalk width. Member George seconded the amended motion, which was passed by a unanimous vote.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 6:49 p.m.

Chairwoman