

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

The March 26, 2018 meeting of the Derry Township Downtown Core Design Board was called to order at 6:02 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; Andy Bowman, Secretary; Pam Moore; Jim George; George Achorn

Members Absent: Jennifer Harnden, Chairwoman; Justin Engle

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

Public registering attendance: Pam Whitenack, DHA

APPROVAL OF MINUTES

On a motion made by Member Moore, seconded by Member George, and a unanimous vote, the minutes from the February 26, 2018 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of signage at 101 West Chocolate Avenue (Apex Maintenance Group, on behalf of Starbucks Coffee; DCDB #407)

Brandon Williams explained that a total of four signs are proposed. There will be two 18-inch-high wall signs, one on the eastern elevation and one on the southern elevation (facing West Chocolate Avenue). The wall signs will be made of a metal material, finished with white paint, and will not be illuminated. The applicant is anticipating that the building's lighting fixtures will be sufficient in illuminating the signs. If it turns out that there is not enough light, the applicant will return to the Downtown Core Design Board for approval of additional lighting fixtures. The medallion sign on the northern elevation will be a high-density urethane material and will contain textured elements to be consistent with the Design Standards. The medallion sign will also not be illuminated. The projecting sign above the entrance on the southern elevation will be a high-density urethane material and will be externally illuminated. All of the proposed signs are compliant with the Zoning Ordinance and Downtown Core Design Standards.

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Lauren Zumbrun inquired how large the letters on the wall signs are allowed to be. Mr. Williams stated that letters up to 36 inches in height are permitted; however, the applicant opted for smaller letters.

Vice Chairwoman Cort asked what the hours of operation are and how long the illumination for the project sign will be on. Mr. Williams responded that he is not sure of the exact hours of operation, but the sign will not be illuminated all night. Even so, it will be a very low-level lighting and will be directed at the sign.

Member Achorn asked if the hours of operation are restricted for the existing restaurants in the area. Mr. Williams answered no, it is not a requirement of the Zoning Ordinance.

Motion

Member Achorn made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal as presented. Member George seconded the motion, which was passed by a unanimous vote.

OTHER BUSINESS

Mr. Williams reported that Hershey DTC, LP (the developer of the Hershey Towne Square project) has asked for confirmation on the proposed materials for screening the dumpster pads. A finished, textured concrete masonry wall will be used. The color of the finish will be a light gray that is compatible with the finish of the surrounding buildings. The gates will be steel and finished in a grey material to match the wall structure. The developer is also proposing an evergreen hedge row around the enclosure in compliance with the Design Standards. Mr. Williams noted that official action by the Board is not required.

The Downtown Core Design Board confirmed that the proposed materials for the dumpster enclosures are acceptable.

ADJOURNMENT

The meeting adjourned at 6:13 p.m.

Chairwoman