

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD**  
**MEETING MINUTES**  
**May 20, 2019**

The May 20, 2019 meeting of the Derry Township Downtown Core Design Board was called to order at 5:05 p.m. by Chairman Justin Engle in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

Members Present: Justin Engle, Chairman; Pam Moore; George Achorn; Matt Luttrell

Member Absent: Rick Zmuda, Vice Chairman; Andy Bowman, Secretary; Jim George

Also Present: Chuck Emerick, Director of Community Development; Lauren Zumbrun, Economic Development Manager

Public registering attendance: Jonathan M. Crist, 226 West Chocolate Avenue; Milt and Linda Purcell, 1471 Woodhaven Drive, Hummelstown

**APPROVAL OF MINUTES**

On a motion made by Member Achorn, seconded by Member Moore, and a unanimous vote, the minutes from the April 29, 2019 meeting were approved as presented.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Consideration of replacement of existing awnings on the building located at 150 West Chocolate Avenue (Justin Engle; DCDB #434)**

Chairman Engle recused himself from voting on this matter since he is currently a tenant in the subject building.

Chuck Emerick explained that the existing awnings are currently blue canvas and the applicant proposes to replace them with black canvas. He asked Mr. Engle if the style of the awnings will change. Mr. Engle responded that in addition to the color of the awnings changing, they will also have a rigid valance and no sides. The existing frames will be used.

Motion

Member Moore made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal as presented. Member Achorn seconded the motion, which was passed by a majority vote (Chairman Engle recused).

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD**  
**MEETING MINUTES**  
**May 20, 2019**

**B. Consideration of improvements (exterior paint, signage, landscaping, ADA-compliant ramp) to a portion of the property located at 515 Rear West Chocolate Avenue (Hershey Hatchets, Inc.; DCDB #435)**

Chuck Emerick explained that the applicant proposes to use the western side of the subject building. They will be installing a metal sign that will stand out from the wall; repainting the wall; and adding a handicapped-accessible entrance.

Dan Dalton of Hershey Hatchets, Inc., commented that there will be a complete repainting of the western end of the building. Additionally, eight new trees will be planted in the grassy area to accent the parking lot. The sign will be in compliance with the Township's regulations. It will be no more than 36 square feet in area and will consist of white metal lettering that will be raised one inch from the wall. The sign will be lighted by black gooseneck lights. Mr. Dalton also mentioned that there are discussions to replace the roof on the building.

Milt Purcell, the owner of the property, stated that he will be installing a new roof on top of the existing roof and adding some windows to the building. The new roof is considered a same-for-same replacement. Five or six clear windows will be added in the area across the top of the building to provide additional light. The size of the windows will be three feet wide by five feet high.

Mr. Emerick noted that the applicant provided Sherwin-Williams paint color codes for the exterior wall re-painting. The Downtown Core Design Standards only permit the America's Heritage Collection color palette of Sherwin-Williams paints. Mr. Dalton stated he will find paint colors that are very close in color to one of the permitted palettes.

Chairman Engle inquired if the proposed ramp will be wooden. Mr. Dalton responded that he is happy to conform with the regulations and install a wooden ramp.

Member Luttrell asked if the overhead doors will be retained. Mr. Dalton answered yes, so that they can be opened when it is warm outside to let in fresh air. The translucent, corrugated panels will also be retained to provide additional natural light.

Mr. Dalton amended his application to include the addition of four or five new windows, the American Heritage Collection color palette, and gooseneck lighting for the sign. The ramp will be made of wood and will be painted to match the other proposed paint colors.

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD**  
**MEETING MINUTES**  
**May 20, 2019**

PUBLIC COMMENT:

Jonathan Crist, attorney with offices at 226 West Chocolate Avenue, stated that he represents Brayson Services, who owns property located at 540 and 548 West Chocolate Avenue. He asked about the hours of operation for the proposed use. Chairman Engle noted that these matters are not within the purview of the Design Board. Mr. Dalton responded to Mr. Crist directly.

Motion

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

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion by Chairman Engle, seconded by Member Achorn, and a unanimous vote, the meeting adjourned at 5:27 p.m.

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Secretary