

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD**  
**MEETING MINUTES**  
**November 25, 2019**

The November 25, 2019 meeting of the Derry Township Downtown Core Design Board was called to order at 5:01 p.m. by Vice Chairman Rick Zmuda in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

Members Present: Rick Zmuda, Vice Chairman; Andy Bowman, Secretary; George Achorn; Jim George; Pam Moore;

Members Absent: Justin Engle, Chairman; Matt Luttrell

Also Present: Chuck Emerick, Director of Community Development; Dave Habig, Assistant Director of Community Development; Lauren Zumbrun, Economic Development Manager; Jenelle Stumpf, Planning/Zoning Coordinator

Public Registering Attendance: None

**APPROVAL OF MINUTES**

On a motion made by Vice Chairman Zmuda, seconded by Member Moore, and a unanimous vote, the minutes from the October 28, 2019 meeting were approved as presented.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Consideration of replacement of vinyl siding with stone siding on the building located at 320 West Chocolate Avenue (Paul Smith; DCDB #440)**

Chuck Emerick explained that the applicant came before the Design Board in September, and at that time the Board requested that the applicant provide a rendering of what the building will look like with the proposed siding. The applicant has provided the requested rendering; however, the size of the stone as shown is inaccurate (it appears larger than it will actually be). At Mr. Emerick's suggestion, the applicant also provided a picture of the existing brick on the building with the stone siding sample placed next to it.

Paul Smith presented samples of the stone siding. He prefers the 'Pine Hills' color versus the 'PA Lime' color because he believes the 'Pine Hills' color stone will match the existing brick better. However, he would be agreeable to using the 'PA Lime' color stone if that is what the Board prefers. Mr. Emerick added that the Design

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Board has typically preferred the blue limestone rather than the darker limestone because it is more traditional to what exists in the downtown.

Secretary Bowman commented that he appreciates Mr. Smith coming back to the Board with a more detailed rendering. Mr. Smith also noted that the siding on the pillars is going to be replaced with painted white paneled wood.

In response to a question from Vice Chairman Zmuda, Mr. Smith stated that he is going to replace the wooden steps at the side entrance with stone steps and a handicapped-accessible ramp with stone walls, but that will be a separate project.

Secretary Bowman commented that he thinks this is a great improvement. Member Moore agreed. Member Achorn stated that the Board appreciates the effort Mr. Smith put into the additional information.

Motion

Vice Chairman Zmuda made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal as presented with either the 'Pine Hills' or 'PA Lime' stone siding. Member George seconded the motion, which was passed by a unanimous vote.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion by Vice Chairman Zmuda, seconded by Member Moore, and a unanimous vote, the meeting adjourned at 5:16 p.m.

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Secretary