

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
March 30, 2020**

The March 30, 2020 meeting of the Derry Township Downtown Core Design Board, which was conducted via video conference due to the COVID-19 emergency, was called to order at 5:00 p.m. by Chairman Jim George.

ROLL CALL

Members Present (*via video conference*): Jim George, Chairman; Andy Bowman, Vice Chairman; Susan Cort, Secretary; Pam Moore; George Achorn; Matt Luttrell; Rick Zmuda

Members Absent: None

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

Public Attendance (*via video conference*): Bob Smith, Hershey Auto Center; Bill Delinsky, The Mill; Steve Yingst, Yingst Engineers & Associates, Inc.

APPROVAL OF MINUTES

On a motion made by Member Achorn, seconded by Secretary Cort, and a unanimous vote, the minutes from the January 27, 2020 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of replacing four overhead bay doors at 503 West Chocolate Avenue (Robert W. Smith, Hershey Auto Center; DCDB 445)

Bob Smith explained that the subject building was constructed in 1987, and the same bay doors have been on the building since that time. The doors get a lot of use and are wearing out. The bottom two sections of the doors are in poor condition and need to be replaced. Mr. Smith will replace the existing doors with the same type of door; however, the color will be black instead of tan to match the trim around the front door and windows of the subject building and the adjacent building at 515 Rear West Chocolate Avenue.

Chuck Emerick inquired if the rear overhead bay door will be replaced as well. Mr. Smith said no; that addition was constructed in 2000 or 2001 and the door is still in good shape. The rear overhead bay door will be repainted to match the new doors.

Motion

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

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B. Consideration of adding a roof and gas fireplace to the existing patio at 810 Old West Chocolate Avenue (Bill Delinsky, The Mill; DCDB 446)

Bill Delinsky stated that The Mill's patio has been popular with patrons; however, the intensity of the afternoon and evening sun in the summer is harsh. The roof structure will be made of metal with potentially some type of clear product as well to allow some sunlight. Depending on pricing, Mr. Delinsky may choose not to include the clear portion in the roof structure. Regarding the fireplace, the architect decided that a furnace type of structure would fit in well with the tone and aesthetics of the existing building. The fireplace will be made of Corten steel. The steel will acquire a patina, but there will not be problems long term with it rusting. There are two windows in the second story of the building that will be covered up because of the design of the patio roof. The awnings on the patio roof as currently proposed are just eyebrow awnings for aesthetics; however, solid awnings may be used to help block the sunlight. Mr. Delinsky thinks there will be 40 seats in the patio area, and there will also be a bar. The side of the patio that faces the railroad tracks will be enclosed with windows and the same metal that is on the outside of the structure to help block some of the train noise and also offer protection when it rains.

In response to a question from Member Zmuda, Mr. Delinsky stated that the fireplace will be a natural gas fireplace. One thing that will change from the rendering that was presented to the Downtown Core Design Board is that the fireplace will not be see through. Initially, Mr. Delinsky thought it would be nice to have the appearance of the fire visible to patrons walking toward the patio from the parking lot but based on the different types of fireplaces Mr. Delinsky looked at, he came to the conclusion that it would be best to go with a standard fireplace. He also pointed out that the two post lanterns will be a gas feature.

Member Zmuda inquired if there will be any branding on the side of the chimney that faces the parking lot. Mr. Delinsky answered no. The restaurant name is already on the building, so it would be overkill to have branding on the chimney.

Member Zmuda asked if there will a 3-foot restricted area around the fireplace to keep people from getting too close to it. Mr. Delinsky responded that there will be glass and a screen on the fireplace itself. The owners have not discussed having a 3-foot restricted area; however, they have talked about putting something within a couple of feet of the fireplace to keep people from getting close to it.

Member Luttrell asked if the patio roof will be the same color as the existing metal on the building. Mr. Delinsky stated that the patio roof will be some shade of charcoal to blend in with the existing limestone wall.

Motion

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

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C. Consideration of new ADA-compliant ramp at 441 West Chocolate Avenue (Yingst Engineers & Associates, Inc.; DCDB 447)

Steve Yingst explained that the existing ramp on the west side of the building was built without a permit. The new ADA-compliant ramp will be on east side of the building. It will blend in with the building and look better than the existing ramp. Chuck Emerick added that the property owners were doing renovations on the inside of the building in order to bring in another tenant. Some of those renovations required a building permit, as did the ramp. The Township issued a Stop Work order on the interior work and the ramp until a permit is issued.

Secretary Cort asked if the Downtown Core Design Board is reviewing the restriping of the parking lot in addition to the new ramp. Mr. Emerick responded that parking lot striping is not in the purview of the Design Board.

In response to a question from Member Moore, Mr. Yingst stated that the new ramp will be made of Trex composite material.

Member Zmuda inquired if the Design Board has to make a recommendation regarding the ramp's railing. Mr. Emerick replied that the railing will have to meet code; the Design Board will only be weighing in on the appearance of the railing. It is hard to tell if what is shown in the rendering meets code.

Mr. Emerick inquired about the color of the handrail if a metal grip rail needs to be added to meet code. Mr. Yingst stated that he will make the handrail any color the Design Board wants.

Member Zmuda commented he is glad the ADA-compliant ramp is being proposed but he is a little concerned that details were not provided on the rendering in terms of materials, lengths, heights, etc.

Motion

Chairman George made a motion that the Downtown Core Design Board issue a Recommendation of Appropriateness for the proposal, with the conditions that the ramp is constructed primarily of Trex material in the color as presented at the meeting, and all other materials used are in matching or complementary colors to the Trex material. Member Moore seconded the motion, which was passed by a unanimous vote.

OTHER BUSINESS

None.

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ADJOURNMENT

The meeting was adjourned at 5:47 p.m.

Secretary