

**TOWNSHIP OF DERRY**  
**ZONING HEARING BOARD MEETING MINUTES**  
**April 15, 2020**

**CALL TO ORDER**

The Wednesday, April 15, 2020 Derry Township Zoning Hearing Board meeting, which was conducted via video conference due to the COVID-19 crisis, was called to order at 6:00 p.m. by Chairman Steve Moniak.

**ROLL CALL**

Board members in attendance (*via video conference*): Chairman Steve Moniak; Vice Chairwoman Sandy Ballard; Secretary Dean Morgan; Member Steve Seidl; Member Lindsay Drew

Board members absent: None

Also Present (*via video conference*): Megan Huff, Solicitor to the Board; Chuck Emerick, Director of Community Development; David Habig, Assistant Director of Community Development; Maria O'Donnell, Court Reporter; Tracy Telesha, Stenographer

Public Attendance (*via video conference*): Allison Krichman, Chris Dawson – Chris Dawson Architect; David E. Stein, Hidden Still, Inc.

**APPROVAL OF MINUTES**

On a motion made by Vice Chairwoman Ballard, seconded by Member Seidl, and a majority vote, the March 18, 2020 minutes were approved as written. Secretary Morgan abstained from voting.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Hearing in the Case of David Stein (2020-03)**  
**Property location: 515 Rear West Chocolate Avenue, Hershey**

This property, located in the Hershey Mixed Use zoning district and the Downtown Core 9.1 Overlay, is improved with a vacant warehouse. The applicant is proposing to open a new restaurant. Relief is sought from maximum allowable sign area.

Allison Krichman, Chris Dawson, and Dave Stein were sworn in and gave testimony.

Mr. Stein stated that a sign with the restaurant's name would be painted on the brick wall on the east side of the building. On the south side, a logo rendering would be painted. Mr. Stein explained the logo would face the oncoming street leading to the building to allow patrons to

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recognize the location. Mr. Stein is working diligently to retain the look and history of the building.

David Habig stated that the Downtown Core Design Board has approved the painted sign and waived the regulation requiring the sign be projected away from the building. The proposed sign would be 50.17 square feet, which is over the permitted 45 square feet. This is mostly due to the unique dimensions of the painted logo.

Ms. Krichman added that she would like to amend the application to request a special exception from Section 225-502.10 of the Zoning Ordinance.

Mr. Stein said that placement of the logo reflects the branding of the business and will help with visibility of the uniquely located building.

Secretary Morgan asked if there is to be any other identifier other than the logo on the south side of the building. Mr. Stein replied that the painted logo will be the only signage on that portion of the building.

Chuck Emerick further explained that the building is located off West Chocolate Avenue and is not permitted to have off-site signage. This was the Downtown Core Design Board's reasoning for allowing the painted medallion sign.

No other person offered testimony.

Chairman Moniak informed the applicant that the Board has 45 days to render a decision and if the applicant is aggrieved in any way, they have 30 days to appeal the decision.

Hearings closed at 6:35 p.m.

**OTHER BUSINESS**

**A. Discussion regarding recommendation to the Board of Supervisors asking for the posting of audio recordings of meetings and adopted Decisions on the Township website**

Vice Chairwoman Ballard stated that posting as much information regarding Township business on the Township's website would increase transparency to the residents.

Member Drew stated that posting information online would be good for interested parties by giving them access without having to contact staff.

Member Seidl agreed that it would be good to allow audio files on the website to allow for review whenever necessary.

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Mr. Emerick stated that he would take the Zoning Hearing Board's suggestion to the Board of Supervisors.

On a motion by Member Drew, seconded by Vice Chairwoman Ballard, and a unanimous vote, the Zoning Hearing Board made a recommendation to the Board of Supervisors that the audio recordings of meetings and the adopted decisions be posted on the Township's website.

**DELIBERATIONS**

The Board met to deliberate in the case of David Stein (2020-03) and directed the Solicitor to prepare the draft decision on the case for formal action at the May 2020 meeting.

Submitted by:

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Dean Morgan, Secretary