

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
March 29, 2021**

The March 29, 2021 meeting of the Derry Township Downtown Core Design Board, which was conducted via video conference (Zoom Webinar) due to COVID-19, was called to order at 5:01 p.m. by Member Jim George.

ROLL CALL

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

Members Absent: None

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

Public Attendance (*via video conference*): Phil Guarno

APPROVAL OF MINUTES

On a motion made by Member Zmuda, seconded by Member Moore, and a unanimous vote, the minutes from the November 30, 2020 meeting were approved as presented.

REORGANIZATION FOR 2021 CALENDAR YEAR

On a motion made by Member George, seconded by Member Zmuda, and a unanimous vote, the Board appointed Andy Bowman as Chairman.

On a motion made by Member George, seconded by Member Zmuda, and a unanimous vote, the Board appointed George Achorn as Vice Chairman.

On a motion made by Member Zmuda, seconded by Member Luttrell, and a unanimous vote, the Board appointed Pam Moore as Secretary.

OLD BUSINESS

None.

NEW BUSINESS

- A. Consideration of changing colors and materials on the exterior of the building and installing fencing at 102 West Chocolate Avenue (Philip Guarno; DCDB 457)**

Phil Guarno explained that he has owned the property for 15 years. He wants to give the building a face lift and bring back some of the historic value. Also, the building is not in great shape. Mr. Guarno thinks the last renovation to the building was done in 1970. He has replaced roofs and gutters but has not made any significant improvements. The soffit and fascia are either starting to fall off or they have different colors, and the

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
March 29, 2021

aluminum siding is just old. Mr. Guarno reviewed the aspects of each of the four proposed improvement phases:

- Phase 1 – Improvements to the rear of the building and the kitchen area, including fencing. The proposed 4-foot-high decorative wrought iron fence will be placed on the retaining wall located adjacent to the alley, mainly for safety reasons. The proposed 6-foot-high vinyl fence will separate the garden from the parking area. The proposed 6-foot-high chain link fence with brown slats will be located to screen the utility equipment.
- Phase 2 – Improvements to the Philip Arthur’s side of the building.
- Phase 3 – Improvements to the West Chocolate Avenue side of the building.
- Phase 4 – Improvements to patio and the Linden Road side of the building.

Chairman Bowman commented that he is thrilled that Mr. Guarno is reinvesting in the building.

Member Zmuda stated that he loves what Mr. Guarno is planning. He inquired if Mr. Guarno intends to alter the lighting. Mr. Guarno responded that he intends to add landscape lighting around the garden area because that is the darkest part of the property. Member Zmuda asked about the lighting in the Philip Arthur’s parking lot. Mr. Guarno stated that when the spotlights are working, the lighting is adequate. It is a matter of Mr. Guarno remembering to reset the timers to account for daylight saving time.

Vice Chairman Achorn commented that the proposal looks great, and he likes the adaptive reuse of the garden area behind the building. He asked what kind of finish the proposed “Copper Penny” aluminum panels will have. Mr. Guarno answered that they will have a matte, patina finish.

Member Luttrell stated that he appreciates the effort Mr. Guarno is making with the property. He asked if Mr. Guarno will be returning the “Copper Penny” aluminum panels on the Philip Arthur’s side or if that will remain as shake. Mr. Guarno responded that the shake will be replaced with the “Copper Penny” aluminum panels. Member Luttrell noted that Mr. Guarno mentioned the possible replacement of the patio canopy and asked if the Downtown Core Design Board should consider that improvement as part of the current proposal. Mr. Guarno stated that he will return to the Board for approval of the canopy replacement when he has specific details.

In response to a question from Chairman Bowman, Dave Habig stated that the proposed colors and materials are compliant with the Downtown Core Design Standards. He noted that per the regulations, fences that exceed 4 feet in height are to

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MEETING MINUTES
March 29, 2021**

contain 50% opacity; however, since the proposed 6-foot-high vinyl fence will block the view of the parking lot, Township staff believes it is acceptable as is.

Member Zmuda asked if the 6-foot-high vinyl fence will block sunlight from the plants in the garden area. Mr. Guarno answered that it is pretty much a full-sun garden and the Fenicci's building will block the sun before the fence does.

Motion

On a motion made by Member George, seconded by Member Zmuda, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposal as presented.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 5:43 p.m.

Secretary