

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD**  
**MEETING MINUTES**  
**September 27, 2021**

The September 27, 2021 meeting of the Derry Township Downtown Core Design Board was called to order at 5:01 p.m. by Member Jim George in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

**ROLL CALL**

Members Present: Susan Cort; Jim George; Rick Zmuda; Matt Luttrell

Members Absent: Andy Bowman, Chairman; George Achorn, Vice Chairman; Pam Moore, Secretary

Township Staff Present: David Habig, Assistant Director of Community Development; Jenelle Stumpf, Planning/Zoning Coordinator

Public Registering Attendance: Ed Fetter, Hershey DTC, LP; Matt Farner, RPM

**APPROVAL OF MINUTES**

On a motion made by Member Cort, seconded by Member Zmuda, and a unanimous vote, the minutes from the April 26, 2021 meeting were approved as presented.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Consideration of self-contained trash compactor and associated screening at 121 Towne Square Drive (Hershey DTC, LP; DCDB 460)**

Ed Fetter of Hershey DTC, LP, explained that in the process of redeveloping the rear building on the property from all office uses to mixed uses, they realized there probably will not be enough trash capacity in the existing dumpster. They would like to provide a trash compactor instead of a dumpster because it will have enough capacity but will not smell. One 30-yard trash compactor can fit in that space versus having numerous seven-yard dumpsters.

Mr. Fetter noted the only public street that the subject area is slightly visible from is Linden Road. They are leaving the western half of the dumpster enclosure area and gate system intact and will install a recycling dumpster on that side. Hershey DTC, LP will remove the gate system on the eastern half of the enclosure and shorten the wall on one side so they can pour a larger pad to allow for the compactor. The compactor will be emptied as frequently as needed.

The applicant submitted three options for screening the compactor. Mr. Fetter asked for approval of all three options now, and then Hershey DTC, LP can decide what works best and will have the most durability. Option 1 is a six-foot-high vinyl-clad privacy fence along the southern portion of the eastern enclosure. Mr. Fetter does not like the idea of a vinyl-clad

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privacy fence because the trash compactor is eight feet tall. Per the Zoning Ordinance, the fence height can only be a maximum of six feet in this district, so the top two feet of the trash compactor will not be screened. Option 2 is a three-foot landscape bed along the southern portion of the eastern enclosure. However, Mr. Fetter explained that there is not a lot of room for the landscape bed, so it is not really feasible and anything that is planted in it will probably not last. Option 3 is to provide landscaping in the larger existing bed to the south of the dumpster enclosure, which is Mr. Fetter's preference. They can plant taller bushes in the existing bed that will provide visual blockage of the trash compactor from Linden Road. The color of the trash compactor will probably be gray to match the building.

Member Cort commented that she likes the tree option better than the fence option and asked if Mr. Fetter is confident that the compactor can be removed by a truck for disposal without the trees being damaged. Mr. Fetter answered yes.

Member George inquired if fencing currently exists in front of the dumpster enclosures. Mr. Fetter responded that there are solid metal gates. They are going to keep the metal gates on the western enclosure for the recycling dumpster.

Member Luttrell asked if there is a tree proposed for the tree option. Mr. Fetter stated that they would like something similar to an arborvitae and are thinking of a mature tree height of eight feet.

Member Zmuda asked if the compactor will be secure and safe. Mr. Fetter answered that it will be. Member Zmuda asked if there will be enough room for people to access the alley behind the parking garage and if there will be lighting in the alley. Mr. Fetter responded that Hershey Entertainment & Resorts Company has access rights to the alley through Hershey DTC, LP's property, and they do not seem to have any problems getting in and out. Mr. Fetter does not know what kind of lighting is in the alley.

*Motion*

On a motion made by Member Zmuda, seconded by Member Cort, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the trash compactor proposal. Regarding screening of the trash compactor, Options 2 or 3 (landscaping) are preferred; however, Option 1 (fencing) is also acceptable.

**B. Consideration of replacement of exterior signage at 201 West Chocolate Avenue (RPM Signs on behalf of Truist Bank; DCDB 461)**

Matt Farner of RPM Signs explained that BB&T is becoming Truist Bank, so they are replacing the branding. None of the signs will be illuminated.

In response to a question from Member Luttrell, Mr. Farner stated that there will be repair work on the building façade so there is no "ghosting" of the BB&T signage after the Truist signage is installed.

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In response to a question from Member George, Dave Habig stated that BB&T's logo in Sign E01 (the freestanding sign) is dimensional. The Truist sign logo should also be dimensional for conformance with the Downtown Core Design Standards.

*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, with the condition that Sign E01 is dimensional.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion made by Member Zmuda, seconded by Member Cort, and unanimous vote, the meeting was adjourned at 5:29 p.m.

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Secretary