

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
October 25, 2021

The October 25, 2021 meeting of the Derry Township Downtown Core Design Board was called to order at 5:06 p.m. by Chairman Andy Bowman in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

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

Members Absent: Susan Cort; Jim George; Matt Luttrell

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

Public Registering Attendance: Jack Raudenbush, Hidden Still Spirits; Kyle Solyak, TONO Architects

APPROVAL OF MINUTES

On a motion made by Member Zmuda, seconded by Secretary Moore, and a unanimous vote, the minutes from the September 27, 2021 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of wall signs at 505 Rear West Chocolate Avenue (Hidden Still Distillery, Inc.; DCDB 462)

Jack Raudenbush, Hidden Still, explained that they are proposing a sign that will be painted onto the wall of the distillery building (Building B). The proposed sign will be the same font and color as what currently exists on Building A.

Hidden Still is also proposing to add a barrel to the still that is already painted on Building A. Mr. Raudenbush stated that the barrel might be applied to the wall as a wrap instead of being painted on. Jenelle Stumpf commented that vinyl is not a permitted sign material in this zoning district. Mr. Raudenbush confirmed that the barrel will be painted onto the wall instead.

Motion for wall sign on Building B

On a motion made by Member Zmuda, seconded by Secretary Moore, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposed distillery wall sign on Building B, as presented, and granted a modification to Section 225-429.G.6.a.(ii) of the Downtown Core Design Standards (regarding dimensional signage) to allow the sign to be painted on the wall as proposed.

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Motion for wall sign on Building A

On a motion made by Member Zmuda, seconded by Chairman Bowman, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposed barrel wall sign on Building A, as presented, and granted a modification to Section 225-429.G.6.a.(ii) of the Downtown Core Design Standards (regarding dimensional signage) to allow the sign to be painted on the wall as proposed.

B. Consideration of outdoor seating at 131 West Chocolate Avenue (TONO Group on behalf of Primanti Bros.; DCDB 463)

Kyle Solyak, Director of Architecture for TONO Group, explained that the project will take some space away from the center plaza of Hershey Towne Square to create a patio space and outdoor seating for Primanti Bros. A five-foot-aisle walkway will be maintained through the plaza. The fencing around the patio area will match what already exists in Hershey Towne Square in color, style, and height. Infill landscape beds will be added to the length of the building. There are currently four overhead doors along that wall, and one will be removed to create the access into the patio space.

Member Zmuda stated that he is concerned about the pathway between the fence and the wall being too small. Mr. Solyak responded that the pathway will be five feet and accessible clearances will be three feet. Additionally, it is not the only pathway through the plaza.

Chairman Bowman inquired about the existing width of the walkway on the lower level. Mr. Solyak said it is approximately 10 feet at the widest point and seven feet at the narrowest point. Chairman Bowman asked how far the patio area will be from the existing overhead doors. Mr. Solyak responded that there will be an approximately four-foot-wide entrance area and an approximately five-foot-wide space for seating. The seating will have a three-foot-wide aisle, which meets ADA clearance requirements.

Vice Chairman Achorn asked how this proposed walkway width compares to the walkway width on the other side of the plaza. Mr. Solyak estimated that the other walkway is approximately 10 feet wide at the most and probably a little narrower along the outdoor seating area of Iron Hill. Vice Chairman Achorn asked if there is a minimum required width for that space. Mr. Habig stated that the proposed widths comply with building code requirements. Mr. Solyak noted that if wider widths were required, it would result in less seating and Primanti Bros. would likely not pursue the project.

In response to a question from Member Zmuda, Mr. Solyak stated that Primanti Bros. does not have any future plans to extend the overhang. The proposed umbrellas will not extend over the fence line.

Motion

On a motion made by Member Zmuda, seconded by Secretary Moore, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposal, with the condition that there is no advertising on the umbrellas.

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OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Member Zmuda and a unanimous vote, the meeting was adjourned at 5:31 p.m.

Secretary