

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
January 31, 2022

The January 31, 2022 meeting of the Derry Township Downtown Core Design Board was called to order at 5:01 p.m. by Member Achorn in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Jim George; George Achorn; Pam Moore; Rick Zmuda

Members Absent: None. *(Note: The Board of Supervisors have not yet appointed members to fill the vacancies created by Susan Cort, Matt Luttrell, and Andy Bowman at the end of 2021.)*

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

Public Registering Attendance: None

APPROVAL OF MINUTES

On a motion made by Member Moore, seconded by Member Zmuda, and a unanimous vote, the minutes from the October 25, 2021 meeting were approved as presented.

REORGANIZATION FOR 2022 CALENDAR YEAR

On a motion made by Member George, seconded by Member Zmuda, and a unanimous vote, the Board appointed George Achorn to serve as Chairman; Pam Moore to serve as Vice Chairwoman; and Rick Zmuda to serve as Secretary.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of relocation of existing sign at 226 West Chocolate Avenue (Laxmi Properties, LLC; DCDB 464)

Mr. Habig explained that the applicant wants to move their sign closer to West Chocolate Avenue to be more in line with other signs on the block. The applicant did not provide an exact measurement as to how much closer to the sidewalk the sign will be.

There was discussion about the required setbacks for signs and how to ensure the proposed relocation will comply with Zoning Ordinance regulations.

Motion

On a motion made by Secretary Zmuda, seconded by Vice Chairwoman Moore, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposal, with the condition that the new location of the sign complies

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with Zoning Ordinance regulations regarding setbacks and does not interfere with sidewalk traffic.

B. Consideration of replacement of existing signage at 651 West Areba Avenue (RPM Signs and Lighting on behalf of Springwood-FHP, LP; DCDB 465)

Mr. Habig explained that the applicant proposes to replace the five existing Fairfield Inn signs due to rebranding. He summarized the details of each of the proposed signs.

Motion

On a motion made by Member George, seconded by Vice Chairwoman Moore, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposal, with the following conditions:

1. The materials of the signs shall comply with Zoning Ordinance regulations; or, in the alternative, the applicant shall apply to the Zoning Hearing Board and be granted relief from the required sign materials.
2. The applicant has applied to the Zoning Hearing Board for relief regarding the proposed location of Sign 2 (channel letters on the north elevation of the building). In the event the Zoning Hearing Board does not grant the requested relief, Sign 2 shall be placed in a conforming location.

C. Consideration of new sign at 421 West Chocolate Avenue (FastSigns on behalf of Flagship Home Loans; DCDB 466)

Mr. Habig explained that the sign face is proposed to be made of a type of vinyl, which is not a permitted material in the Downtown Commercial Sign Overlay district. The applicant will have to propose a compliant material or seek a variance from the Zoning Hearing Board.

There was discussion about where the sign will be located.

Motion

On a motion made by Chairman Achorn, seconded by Member George, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposal, with the following conditions:

1. The location of the sign shall comply with Zoning Ordinance regulations regarding setbacks.
2. The materials of the sign shall comply with Zoning Ordinance regulations; or, in the alternative, the applicant shall apply to the Zoning Hearing Board and be granted relief from the required sign materials.

OTHER BUSINESS

None.

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ADJOURNMENT

On a motion made by Member George, seconded by Secretary Zmuda, and a unanimous vote, the meeting was adjourned at 5:27 p.m.

Rick Zmuda, Secretary