

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
February 28, 2022**

The February 28, 2022 meeting of the Derry Township Downtown Core Design Board was called to order at 5:08 p.m. by Chairman George Achorn in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

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

Member Absent: Jim George

(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: Jack Raudenbush, Hidden Still; Ed Fetter, Hershey DTC

APPROVAL OF MINUTES

On a motion made by Vice Chairwoman Moore, seconded by Secretary Zmuda, and a unanimous vote, the minutes from the January 31, 2022 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of exterior alterations and new sign at 505 Rear West Chocolate Avenue (Hidden Still, Inc.; DCDB 467)

David Habig explained that the applicant plans to repurpose an existing abandoned building into a Cigar Lounge and offices for Hidden Still employees. The proposal will feature limited changes to the exterior of the building, including a new entrance, replacement and restoration of the windows, and a canopy over the new entrance. All features composing the storefront meet the Downtown Core Design Standards. The sign proposed for the Cigar Lounge meets the size requirements in the Zoning Ordinance. The applicant has requested 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.

Jack Raudenbush of Hidden Still stated that they want the renovations to match what has already been done at the restaurant as far as the brick style. The windows will remain the same size but will be new. The proposed doorway will be in the same position of some existing windows. The purpose of the canopy and façade wall is to screen some of the area behind it and to create an inviting entrance into the Cigar Lounge. The first floor will contain

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the Cigar Lounge and the second floor will contain the offices. For the sign, the applicant will use the same black band and font as the signs on the restaurant.

Secretary Zmuda asked if there will be added ventilation in the building because of the Cigar Lounge and if that ventilation would change the character of the building. Mr. Raudenbush responded that there will be additional ventilation. Mr. Habig stated that nothing additional needs to be approved by the Downtown Core Design Board regarding ventilation because no exterior ductwork is shown on the renderings. Mr. Raudenbush noted that there will be changes regarding ventilation on the side of the building facing the silos, so they will not be visible from the street.

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 as presented for the windows, entrance, canopy, and sign, 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 new multi-use identification sign at 121 Towne Square Drive (Hershey DTC, LP; DCDB 468)

Ed Fetter of Hershey DTC, LP, stated that they are proposing a multi-use identification sign for the tenants on the upper floors of the building and for the fresh market. Currently they do not think they are going to illuminate the sign because this area of the property is well lit and there will not be an issue with seeing the sign. Mr. Fetter noted that if they change their opinion in the future, the sign will be externally illuminated in a manner that is compliant with the Zoning Ordinance. The sign structure will be made of aluminum and the address will consist of dimensional aluminum numbers and letters. The applicant has requested a modification to Section 225-429.G.6.a.(ii) of the Downtown Core Design Standards (regarding dimensional signage) for the individual tenant panels because the letters on the panels will not be large enough to be visible from a public road. The applicant will work with the Township on the materials used for the tenant panels to ensure they are compliant.

Secretary Zmuda asked Mr. Fetter if he is sure the sign will not need to be illuminated. Mr. Fetter responded that they are not sure at this point. It will depend on how easily the sign can be seen after it is installed. Secretary Zmuda recommended that ground-mounted spotlights are not used to illuminate the sign because they tend to shine in people's eyes as they are passing.

Vice Chairwoman Moore inquired if the colors of the panels will be up to the tenants. Mr. Fetter answered yes, based on what their business logo requires.

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

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Appropriateness for the proposal, with the stipulations that the materials of the tenant sign panels comply with Section 225-401.4.F.C.5.b of the Zoning Ordinance and that if lighting is added to the sign in the future, it must conform with Section 225-429.G.6.a.iii of the Downtown Core Design Standards.

The Board also granted a modification to Section 225-429.G.6.a.(ii) of the Downtown Core Design Standards (regarding dimensional signage) for the tenant panels.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion made by Secretary Zmuda, seconded by Vice Chairwoman Moore, and a unanimous vote, the meeting was adjourned at 5:35 p.m.

Rick Zmuda, Secretary