

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
November 28, 2022

The Monday, November 28, 2022 meeting of the Derry Township Downtown Core Design Board was called to order at 5:00 p.m. by Chairman George Achorn in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, Pennsylvania.

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: Michelle Emerick, Downtown Hershey Association; Blayne Diacont, Woods & Irons; Michael Hyman, M&T Bank

APPROVAL OF MINUTES

On a motion made by Vice Chairwoman Moore, seconded by Secretary Zmuda, and a unanimous vote, the minutes from the November 9, 2022 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of wall signs at 515 Rear West Chocolate Avenue (Blayne C. Diacont, Woods & Irons; DCDB 478)

Blayne Diacont explained that he recently opened a golf simulator business at the subject property. He is requesting a modification of the Downtown Core Design Standards regarding dimensional requirements in order to paint the three signs directly onto the building.

There was discussion about the colors of the signs. Mr. Diacont stated that he will use black or white, and possibly "Irish Clover" green on the golf ball aspect of one of the signs.

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 condition that the colors of the signs are limited to black, white, and "Irish Glover" green. The Board also granted a modification from Section

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
November 28, 2022

225-429.G.6.a.(ii) of the Downtown Core Design Standards to allow the signs to not be dimensional.

B. Consideration of renovation of existing building and new signage for Tikka Shack restaurant at 150 West Chocolate Avenue (Matthew R. Luttrell, AIA, on behalf of TKS Hershey Realty, LLC; DCDB 479)

TKS Hershey Realty, LLC, has requested that the proposal be continued until the December Downtown Core Design Board meeting.

Motion

On a motion made by Secretary Zmuda, seconded by Vice Chairwoman Moore, and a unanimous vote, the Downtown Core Design Board tabled DCDB 479 until the December meeting.

C. Consideration of signage replacement at 740 West Chocolate Avenue (ImageOne Industries, LLC, on behalf of M&T Bank; DCDB 480)

Mike Hyman, Senior Regional Construction Manager with M&T Bank, represented the project and explained that the reason the signage is being replaced is because of a change to M&T Bank's logo.

Regarding Sign R1 (*internally illuminated pylon sign*), David Habig stated that the applicant will need seek relief from the Zoning Ordinance regulations by the Zoning Hearing Board because the sign is proposed to be altered with the removal of the two lower panels. The Zoning Ordinance requires that any alteration of a nonconforming sign must result in the full conformance of the sign. The sign is nonconforming because the type of sign is no longer allowed on this zoning district, it is internally illuminated, and the materials are not compliant. Mr. Habig noted that if the lower two panels were to remain and the only change that is made is a change of copy to the uppermost panel, relief from the Zoning Ordinance regulations would not be necessary.

Secretary Zmuda inquired if the applicant would be interested in replacing the existing sign with a conforming sign. Mr. Hyman responded that they would be willing to do that in the future; however, in the interest of keeping the logo replacement project moving forward, for now they will only propose the change of copy to the uppermost panel and not the removal of the lower two panels.

Motion on **Sign R1** (replacing face of existing pole sign)

On a motion made by Chairman Achorn, seconded by Vice Chairwoman Moore, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for Sign R1 for the replacement of the uppermost panel. The lower two panels will not be altered at this time.

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
November 28, 2022

*Motion on **Signs R2 and R3** (wall signs)*

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 Signs R2 and R3 as presented, with condition that the materials comply with Section 225-401.4.F.C.5.b of the Zoning Ordinance.

*Motion on **Signs R4, R5, and R6** (directional signs)*

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 Signs R4, R5, and R6 as presented. The Board also granted a modification from Section 225-429.G.6.a.(ii) of the Downtown Core Design Standards to allow Sign R6 to not be dimensional.

*Motion on **Signs R7, R8, and R9** (traffic/parking signs)*

On a motion made by Vice Chairwoman Moore, seconded by Secretary Zmuda, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for Signs R7, R8, and R9, as presented. The Board also granted a modification from Section 225-429.G.6.a.(ii) of the Downtown Core Design Standards to allow the signs to not be dimensional.

*Motion on **Sign R10** (window signs)*

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 Sign R10, as presented.

*Motion on **Sign R11** (drive thru regulatory sign)*

On a motion made by Vice Chairwoman Moore, seconded by Secretary Zmuda, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for Sign R11, as presented.

*Motion on **Signs R12 and R13** (replacing faces of existing wall signs)*

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 Signs R12 and R13, as presented.

OTHER BUSINESS

None.

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

ADJOURNMENT

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

Rick Zmuda, Secretary