

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
December 19, 2022

The Monday, December 19, 2022 meeting of the Derry Township Downtown Core Design Board was called to order at 5:05 p.m. by Vice Chairwoman Pam Moore in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, Pennsylvania.

ROLL CALL

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

Member Absent: George Achorn, Chairman

(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: Matt Luttrell, ThYNK Design; Jeff Roth, Tikka Shack; Michelle Emerick, Downtown Hershey Association;

APPROVAL OF MINUTES

On a motion made by Secretary Zmuda, seconded by Member George, and a unanimous vote, the minutes from the November 28, 2022 meeting were approved as presented.

OLD BUSINESS

None.

NEW BUSINESS

A. 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)

Matt Luttrell of ThYNK Design stated that he is the project's architect and is representing the applicant. Tikka Shack is a casual dining environment, serving a blend of traditional and simplified Indian cuisine. The applicant is presenting an alternative solution to what was previously brought before the Downtown Core Design Board. The applicant has gone to a great effort to propose a solution that they believe is 100% compliant with the Downtown Core Design Standards. The revised proposal fully maintains the existing envelope of the building and 100% of existing footprint. The applicant is working with existing parking and is proposing to make some modifications to improve accessibility from the street to the parking lot and into the building. They are proposing to modify the exterior of the building to provide a more transparent façade because they want to improve visibility between the street and the interior space. The applicant feels that they are complementing the historic character of the downtown area by maintaining the building's gable roof and more than 75% of the existing exterior brick. The proposed solution promotes and maintains walkability by providing

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additional accessibility. The applicant is providing a sustainable restaurant configuration on the interior of the building so they can create a welcoming restaurant environment.

Mr. Luttrell stated that the parking lot area is essentially the same as what exists currently. The applicant is proposing to reconfigure the lot to relocate the handicapped accessible parking spaces to a location that the applicant believes is more convenient for handicapped customers. Three new bike rack locations are proposed. There will be accessible sidewalk from Ridge Road to the building. The applicant is proposing to lower the interior floor at the rear of the building to an accessible level to meet grade and will also elevate the porch slightly to provide a continuous floor level on the interior. They will be maintaining the stairs off West Chocolate Avenue and creating a walkway that would lead to the rear of the building to the entry point for the restaurant. A roof will be reconstructed over a former porch, and it will be enclosed. The existing front porch will retain its current configuration but it will be enclosed and windows will be added in between the columns to enhance visibility.

Mr. Luttrell noted that for the most part, the windows on the upper levels will be maintained. The east elevation of the building is proposed to have more of a commercial façade to improve visibility and to screen some equipment. Mr. Luttrell explained the colors and materials that are proposed for the building and added that the railing proposed on the west elevation is a cable rail with black posts.

Member George inquired about the red section that is shown on the rendering for the west elevation and noted that the color is not included in the proposal information. Mr. Luttrell responded that the area is a two-sided component. On the interior is a condiments/service area, and on the exterior is the option for bar-height seating and an operable service window. The red color is part of the Williamsburg Collection, even though it is not noted on the rendering.

Mr. Luttrell summarized the proposed signage.

Secretary Zmuda commented that he is more satisfied with this proposal than the previous proposal. He asked for confirmation that there will not be an entrance to the building on the north elevation (West Chocolate Avenue frontage). Mr. Luttrell said that is correct; however, there will be stairs on the north elevation to provide the appearance of an entrance. There will be entrances on the west and south elevations.

Member George thanked the applicant for revisiting and revising the proposal.

Secretary Zmuda stated that he is still not satisfied with the flat roof on the north elevation. Mr. Luttrell noted that the Downtown Core Design Standards reference that as one of the desirable types of roofs for a commercial structure.

David Habig noted that his calculations of the square footage of the proposed signs are different from what the applicant presented; however, the area exists to accommodate the additional five square feet resulting from Mr. Habig's calculations.

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Mr. Habig inquired how far from the building the canopies will extend on the west side of the proposed building. Mr. Luttrell stated that one canopy will extend five feet from the building, and he estimated that the other canopy will extend 24 inches or 30 inches from the building. Mr. Habig thinks the canopies and the “bump out” window will encroach into the required front yard setback, so the renderings will either need to be revised or the applicant will need to seek a variance from the requirement. Mr. Luttrell asked if the proposed patio is also a problem. Mr. Habig responded that patios are permitted encroachments in this zoning districts, but canopies are not. Mr. Luttrell commented that they can modify the design to comply with the regulations.

Mr. Habig explained that the Downtown Core Design Standards require dumpsters to be screened from view from a public road. The Board could grant a modification from the Standards so that an enclosure is not required. He added that dumpsters for nearby restaurants are not screened from view.

Member George voiced his concern about the lack of parking for the project, even though the number of spaces proposed complies with Zoning Ordinance regulations. Secretary Zmuda pointed out that there is considerable parking available across West Chocolate Avenue at Hershey Towne Square.

In response to questions from Secretary Zmuda, Mr. Luttrell stated that the footprint of the parking lot will be almost identical to what currently exists. He reviewed the areas of exterior modification to the building, per Exhibit C of the applicant’s proposal. No office space or storage is proposed on the upper level of the building; it will be space for mechanical equipment. The basement will effectively be a crawl space and/or infill, and technically it is not code compliant or allowed to be used for anything other than mechanical space.

Motion

On a motion made by Secretary Zmuda, seconded by Member George, and a unanimous vote, the Downtown Core Design Board issued a Recommendation of Appropriateness for the proposal, conditioned upon the awnings complying with Township Ordinances, either through modification or removal. The Board also granted a modification from Section 225-429.G.7.h of the Downtown Core Design Standards to not require screening for the dumpster in the rear of the building.

OTHER BUSINESS

The Board acknowledged Vice Chairwoman Moore’s resignation and congratulated her on her 16 years of service.

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ADJOURNMENT

On a motion made by Vice Chairwoman Moore, seconded by Secretary Zmuda, and a unanimous vote, the meeting was adjourned at 5:43 p.m.

Rick Zmuda, Secretary