

**DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD**  
**MEETING MINUTES**  
**November 25, 2024**

The Monday, November 25, 2024, meeting of the Derry Township Downtown Core Design Board was called to order at 5:04 p.m. by Chairman Lou Paoletti in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, Pennsylvania.

**ROLL CALL**

Members Present: Lou Paoletti, Chairman; Rick Zmuda, Vice Chairman; Jack Raudenbush, Secretary, Jim George; Susan Fotos; Ajay Patel

Members Absent: George Achorn

Township Staff Present: David Habig, Assistant Director of Community Development; Liz Paul, Community Development Secretary

Public Registering Attendance: Mark Feener, Horst Signs; Nolan Ruppert, Horst Signs

**APPROVAL OF MINUTES**

On a motion made by Member George, seconded by Member Fotos, and a unanimous vote, the minutes from July 29, 2024, meeting were approved as presented.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Consideration of new wall sign at 121 Towne Square Drive, Suite 201 (Horst Signs, on behalf of Iron Valley Real Estate, LLC; DCDB 492)**

Mark Feener of Horst Signs, speaking on behalf of Iron Valley Real Estate, LLC, stated that they are proposing a new wall sign on the exterior of building that would match the same style as the existing wall signs. The sign will consist of halo-lit aluminum letters on a white backer and raceway that will be mounted to the wall. The total area of the sign is 27.4 square feet.

Member Fotos inquired if all the other wall signs were lit the same way, and Mr. Habig replied yes. Member Patel asked if the sign was to be installed on both sides of the building, and Mr. Feener replied that the sign is to be installed on just one side.

Vice Chairman Zmuda asked Mr. Habig if there is a limit to how many signs can be put on the building, and Mr. Habig replied no, but off-site advertising is not allowed. Discussion amongst the Board members and Mr. Habig ensued regarding the number of tenants left in the building and relying on the building owner to regulate and manage the expectations of the Fresh Market tenants.

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Chairman Paioletti asked for verification that the proposed sign complies with all existing regulations and Mr. Habig confirmed. Chairman Paioletti voiced his concerns for future consideration that at some point there may need to be a limit to the number of signs allowed on the exterior of a building.

*Motion*

On a motion made by Member George, seconded by Member Raudenbush, and a unanimous vote, the Downtown Core Design Board issued a Certificate of Appropriateness for the proposal, as presented.

**OTHER BUSINESS**

A brief conversation was held about Zoning Ordinance regulations for temporary window signage, such as handwritten window signs that advertise daily and/or weekly specials.

**ADJOURNMENT**

On a motion made by Vice Chairman Zmuda, seconded by Secretary Raudenbush, and a unanimous vote, the meeting was adjourned at 5:18 p.m.

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Jack Raudenbush, Secretary