

**Red Lion Borough Planning Commission**  
**Meeting Minutes**  
**Monday, June 17<sup>th</sup>, 2013**

**Members**

Wade Elfner  
Beth Artman  
Cynthia Barley  
Felix Milner

**Others**

Dan Shaw, Zoning/Codes  
Dianne Price, Borough Mgr.  
Stacy Myers, Recording Sec'y

**Visitors**

Dennis Klinedinst  
Eddie & Nancy Wright  
Brandon Dietz

1. The meeting was called to order @ 7:05 p.m. Everyone present participated in the pledge to the flag.
2. Mrs. Artman made a motion to approve the February 18<sup>th</sup>, 2013 meeting minutes; Mrs. Barley seconded. All were in favor; motion carried.
3. **Application for Variance** was submitted by Eddie & Nancy Wright of 211 West Avenue. The Wright's are proposing to build a three season room that would encroach into the 40-foot rear setback in the Residential Outlying Zone. They have an existing 17' x 12' concrete slab in the rear of their home that they would like to build the three-season room on, but a footer is required, so finished size will be 14'6". Beyond the three season room, there will still be 27' of yard remaining, with no change in impervious cover. Mrs. Barley made a motion to recommend approval of granting the Variance; Mr. Milner seconded. All were in favor; motion carried. The Zoning Hearing will be held in July and they will vote on this at that time.
4. **Discussion on Zoning Ordinance proposed updates** was held on the following additions/revisions to current zoning definitions:
  - **Adult Facility**—**Body piercing establishment** and **Tattoo parlor** have been **ADDED**—categorizing them as adult facility establishments. They can then be in the Industrial Zone by Special Exception. **Massage Therapy, Certified** has been **ADDED** as a use involving the performance of massages by a person licensed by the Pennsylvania State Board of Massage Therapy. This use shall be considered a type of "personal service business."
  - **Building**—**REVISED** to read: any structure on a lot having a roof, intended for the shelter, housing or enclosure of persons, animals or chattels.
    1. Detached building—a building which has no party wall.
    2. Semidetached building—a building which has only one party wall in common
    3. Attached building—a building which has two or more party walls in common
  - **Carpport**—a freestanding accessory structure not totally enclosed which is primarily designed or used for parking automobiles (must meet setbacks). **REMOVED** section read *but is not a part of lot coverage computations.*
  - **Multi-use Building**—**REVISED** and **NEW** to read as follows: two or more independent nonresidential uses, or any combination of residential dwelling units and one or more nonresidential use, all uses of which are permitted in the zone and which are established within a single principal building, provided that the regulations established in this Chapter for each individual use are satisfied, i.e., parking and special exception standards. The principal building itself, however, shall be considered as a single use for purposes of access, lot area, sign regulation, lot width and setback requirements, and such provisions shall not be cumulative for the individual uses established within the building.

**No-impact home-based business** - a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
  2. The business shall employ no employees other than family members residing in the dwelling.
  3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
  4. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
  5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
  6. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
  7. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
  8. The business may not involve any illegal activity.
- **Personal service business definition**—*REVISED to read:* personal service businesses shall include barber and beauty shops; certified massage therapists; self-service laundry and dry-cleaning establishments; laundromats; electronics repair; repair shops for home appliances, tools, bicycles, guns, locks, shoes, and watches; tailor and dressmaking shops; or any other establishment of similar nature providing personalized service to customers.
  - **Section 27-401 Accessory Uses and Structures, #3**—*REVISED to read:* **Fences and Walls.** In an R-O, R-T, or C Zone, no fence or wall (except a retaining wall or a wall of a building permitted under the terms of this Chapter) shall be erected to a height of more than 4 feet in a front yard area and more than 6 feet in the side or rear yard area. In an I Zone, no fence may exceed 8 feet in height in any yard area. [*Ord. 987-3*]
    - A. Fences may be located up to, but not on, the lot line.
    - B. No electric fence or fence with electrical induction shall be permitted as a property line perimeter fence, unless sensor activated, nor shall any barbed wire be permitted on any fence unless the barbed wire is at least 6 feet from ground level.
    - C. A clear sight triangle must be maintained at all street intersections.
  - **Section 27-408 Minimum Habitable Floor Area**—*REVISED and NEW to read:*
    - B. For each two-family dwelling, semidetached, attached, or multi-family dwelling and for each two-family or multi-family conversion:
      1. One bedroom: 500 square feet per dwelling unit.
      2. Two bedrooms: 650 square feet per dwelling unit.
      3. Three bedrooms: 800 square feet per dwelling unit.

4. Each bedroom over three, add 150 square feet per dwelling unit. (This point *NEW*)

- **Special Exception Criteria**—*NEW to include:*

**§27-604. Multi-Use Building**

In the BC or C Zone, and subject to the requirements of that zone, except as herein modified and provided:

A. Dwelling units are permitted as an accessory use in the same building with a principal commercial use which is permitted in the Commercial or Borough-Center Zone.

B. A separate entrance must be provided for the residential use.

C. Lot area shall be 6,000 square feet, minimum.

D. Lot width shall be 60 feet, minimum.

E. A minimum of 400 square feet of open area must be provided for each dwelling unit.

F. All parking, habitable floor area and other applicable requirements of this Chapter and of the Uniform Construction Code shall be satisfied in addition to those required for the commercial use.

- **Section 27-701 Permits**—*REVISED* to read as follows:

1. **Zoning Permits**. Where required to meet the provisions of this Chapter for the erection, enlargement, addition, placement, moving, or demolition of any structure including patios, walkways, driveways and similar structures, a zoning permit must be obtained from the Zoning Officer. A zoning permit expires 6 months from the date of issuance unless the work specified in the application shall have been begun within that time.

A. The permit application must be accompanied by a site plan showing, as necessary to demonstrate conformity to this Chapter:

1. Lot: the location and dimensions of the lot.

2. Streets: names and widths of abutting streets and highways.

3. Structures and yards: locations, dimensions, and uses of existing and proposed structures and yards on the lot and, as practical, of any existing structures within 100 feet of the proposed structure but off the lot.

4. Improvements: proposed off-street parking and location areas, access drives and walks; proposed sewage disposal system. For lots less than ½ acre, the site plan must be at the scale of 1 inch equals 20 feet; for larger lots, the site plan must be at a scale of 1 inch equals 40 feet. The North point must be shown on all site plans.

B. This point *REMOVED*.

- Mrs. Barley made a motion to recommend the above proposed changes to Borough Council; Mrs. Artman seconded. All were in favor; motion carried.

5. **Boxwood Lane acreage**—Dennis Klinedinst was present to ask about the zoning of the four acres along Boxwood Lane, but nothing has been approved for this area to date.

6. Mrs. Artman made a motion to adjourn the meeting @ 7:45p.m. Motion approved; meeting adjourned.

Respectfully submitted by:

Stacy Myers  
Recording Secretary