

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, July 15th, 2013**

Members

Wade Elfner
Rick Slaugh
Cynthia Barley
Felix Milner (arrived @ 7:17p.m.)

Others

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

Visitors

Glen Rexroth
Blaine Markel

1. The meeting was called to order @ 7:17p.m. All present participated in the pledge to the flag.
2. Mrs. Barley made a motion to approve the June 17th, 2013 meeting minutes; Mr. Milner seconded. All were in favor; motion carried.
3. **Land Development Plan** was submitted by Rexroth Equities for Mia Brae Industrial Park at 401 East Broadway. The parcel of land is in the Industrial Zone, located between The Mill Feed Store and Patton Veterinary Hospital. It consists of approximately 59 acres with the front part being located in Red Lion Borough and the rear being located in Windsor Township. Mr. Rexroth & Mr. Markel submitted and discussed the Final Land Development at a recent meeting between the two municipalities. They will attend Windsor's Planning Commission meeting on Thursday, July 18th to present the plan. They have received comments from the Engineer which are being addressed at this time. They include:
 - Cul-de-sac length (starts in Red Lion Borough, ends in Windsor Township)—the SALDO allows for a maximum cul-de-sac length of 500'. They are asking **both** municipalities for consideration of the length because of the shared municipality interest (and maintenance) of the road. Current plan shows total length of road ending with cul-de-sac at Borough/Township boundary line was 553½'. ***A waiver is requested to exceed the Subdivision & Land Development Ordinance of 500' for cul-de-sac length (Section 22:506)***
 - After Windsor Township Planning Commission reviews plan, it will be determined if the road will be public up to the municipality boundary line, then become private into Windsor Township, in which case, Red Lion would maintain it.
 - Municipal boundary was reviewed on the plan. Windsor Township was designated by a magenta line. Proposed cul-de-sac continuing the whole way into the township was designated by a blue line, at a total length of 1,361'. This would be the ideal place to construct the industrial park.
 - Mr. Rexroth would like the entire street to be public, but Borough/Township feedback will be welcomed. Street width will be 32' with proposed vertical curbing.
 - ***A waiver is being requested for typical street cross section (Section 22:404)***. This is due to the entire street on Boxwood Lane being 32' except where it meets Route 74, where it widens, meeting PennDOT's Highway Occupancy Permit requirements.
 - ***A waiver is being requested for sidewalk construction. (Section 22:510-2)*** Mr. Markel does not believe sidewalks are required in an Industrial zone.
 - **Mrs. Barley made a motion to recommend approval of the waiver for cul-de-sac length allowing it to be extended to 625'; Mr. Milner seconded. All were in favor; motion carried.**

- **Mr. Milner made a motion to recommend approval of waiver contingent on Windsor Township waiving sidewalk requirement; Mrs. Barley seconded. All were in favor; motion carried.**
 - **Mrs. Barley made a motion to recommend approval of waiver for widening the street (North Boxwood) as it nears Route 74, per Highway Occupancy Permit with PennDOT; Mr. Slauch seconded. All were in favor; motion carried.**
4. **Additional Zoning Ordinance revisions**—Commission members would like to increase the height of allowed buildings in the Commercial Zone to 40', and in the Industrial Zone to 75' in height. Mr. Milner made a motion to approve these changes; Mr. Slauch seconded. All were in favor; motion carried.
 5. With no further business before the Commission, Mr. Slauch made a motion to adjourn the meeting @ 7:51p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary