

**Red Lion Borough Planning Commission**  
**Meeting Minutes**  
**Monday, August 19<sup>th</sup>, 2013**

**Members**

Wade Elfner  
Beth Artman  
Cynthia Barley  
Rick Slaugh  
Felix Milner

**Others**

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

**Others**

Joel Persing  
Bill Burke

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. Mr. Slaugh made a motion to approve the July 15<sup>th</sup>, 2013 meeting minutes; Mrs. Barley seconded. All were in favor; motion carried.
3. **Land Development and Land Consolidation Plans** were submitted by Mastercraft Specialties Inc, located at 800 Maple Street. The property is located in the Industrial Zone. Joel Persing was present, as well as Bill Burke, who is assisting Mastercraft with the project. Mr. Persing proposes to add a 6400-square foot addition (ground level) to the north side of the existing building. The addition will be used for needed storage and equipment housing. The area is all impervious (blacktop) currently, but this will be removed to build the pre-engineered structure. The blacktop area will increase slightly to allow for truck traffic around the building. Nothing else will change, including the number of employees and water and sewer requirements. The plans show a dotted line representing the old railroad, the right-of-way of which had recently been abandoned by the Borough. The two parcels of land were owned by Mastercraft anyway, but the Borough abandoned the easement separating the two parcels, so the two parcels now become one property. The plan has been submitted to York County Planning Commission and the Borough Engineer for comments. Site Design Concepts was in contact with C.S. Davidson regarding any issues or questions that Jeff Shue had, but no serious issues needed to be addressed. All comments were fairly standard and were noted by the Red Lion Commission. A few Commission members expressed regret that the Borough had chosen to abandon the easement, stating that this was a way to connect the railroad trestle to the Red Lion Mile. Mr. Persing stated that a portion of his property has been leased to the Borough (in a 5-year lease) to use as a recreation field. The lease is coming to the end of the 5 (five) years and Mastercraft is willing to continue that agreement with the Borough. Mrs. Artman made a recommendation to approve the plans subject to addressing any comments from the Engineer and YCPC; Mrs. Barley seconded. Mr. Slaugh would like an addendum put on the plan that allows the Red Lion Mile access to the trestle, if ever the time comes that it's extended in that area; however, the Commission is not able to enforce any stipulation beyond what the Ordinances state. Mrs. Price suggested that this be added to the lease agreement

(whether five years or longer) for the recreation fields, when the time comes for renewal. Mr. Persing believed it would be agreeable to grant the Borough access to the trestle for the life of the agreement. A vote was taken, all were in favor; motion carried.

Mr. Slauch made a motion to recommend that the Borough keep in mind future expansions of the Red Lion Mile in their future leases and/or future expansions of parcels of land; Mrs. Artman seconded. All were in favor; motion carried.

4. **Other Business**—An additional Zoning Ordinance amendment was included in those sent to York County Planning Commission for review. “Tax Collector” will be listed as a “Use by Right” rather than requiring going through the Zoning Hearing process for a “Home-Based Business”.
5. **Adjournment**—Mr. Milner made a motion to adjourn the meeting @ 7:26p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary