

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, October 21, 2013**

Members

Wade Elfner
Beth Artman
Cynthia Barley
Felix Milner

Others

Dan Shaw, Zoning/Codes
Dianne Price, Borough Manager
Garby Snell, Council Rep.
Stacy Myers, Recording Sec'y

Visitors

Greg Gettle

Troy Leiphart

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. Mrs. Barley made a motion to accept the August 19th, 2013; Mrs. Artman seconded. All were in favor; motion carried.
3. **Application for a Special Exception** for a mini storage facility was submitted by T.A. Leiphart Masonry, Inc. (Troy Leiphart). The facility is at Neff Street, off of Maple Street and is located in the Industrial Zone. Mr. Leiphart and Attorney Gettle reviewed the plans with the Commission. The current usage is storage, and Mr. Leiphart is proposing to create nine (9) mini storage units for the area which is actually two separate lots.
Mr. Gettle referenced Section 27-307 of the Zoning Ordinance. In the Industrial Zone, a mini-storage facility is a permitted use by Special Exception. Mr. Leiphart believes this facility will serve local demand while improving the aesthetic appearance of the area.
In addition, Section 27-629 of the Zoning Ordinance listed the criteria for a mini-storage facility:
 - a) Lot area shall be a minimum of 1 acre; *the acreage of the two lots total 1.122 acres*
 - b) Lot width shall be a minimum of 100 feet; *lot is 156' wide*
 - c) All lights shall be shielded to direct light onto the uses established and away from adjacent property; *currently, there is lighting in the area and no other properties close by that will be bothered by the lighting*
 - d) Buffers and screens shall be provided as necessary to adequately protect neighboring properties; *any additional lighting/buffers are to be shown on Land Development Plan*
 - e) All storage shall be within the building area; *all property will be stored inside the units. In the case of vehicle storage, if stored out outside, they must be current on tags/registration.*
 - f) 30' travel lane must be provided between parallel buildings; *this is provided*Planning Commission members recommend that the two tracts of land be made one, on one deed so that they cannot be sold separately in the future. Mrs. Barley made a recommendation to approve the Special Exception for T.A. Leiphart Masonry, Inc.; Mrs. Snell seconded. All were in favor; motion carried. Mr. Leiphart will appear before the Zoning Hearing Board on November 12th, 2013 @ 6:00p.m.
4. **Further business** included reviewing a plan from 2003 which involves subdividing a piece of property owned by Dave Lutz. The property is behind St. Paul's Church on First Avenue at railroad right-of-way. The Borough would like to purchase this piece of property from Mr. Lutz to be made part of the Rail Trail. Thoughts are to use the area for a trailhead, parking area, picnic area, or starting point of the Trail. Construction documents are being received from County grant money as part of the MA/PA Greenway. Mr. Milner made a motion to move forward with the subdivision process; Mrs. Snell seconded. Motion carried with Mrs. Barley abstaining.
5. **Adjournment**--Mrs. Barley made a motion to adjourn the meeting @ 7:26p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary