

**Red Lion Planning Commission
Meeting Minutes
Monday, December 16th, 2013**

Members

Wade Elfner
Randy Krouse
Danielle Kabacinski
Cynthia Barley
Beth Artman
Felix Milner

Others

Dan Shaw, Zoning/Codes
Dianne Price, Borough Manager
Stacy Myers, Recording Secretary

Visitors

Byron Trout

Troy Leiphart

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. Mrs. Artman made a motion to approve the October 21st, 2013 meeting minutes; Mrs. Barley seconded. All were in favor; motion carried.
3. Chairman Elfner welcomed newest Commission member, Danielle (Dee) Kabacinski, who replaces former member Rick Slauch. Mr. Elfner also thanked Randy Krouse for serving on the Red Lion Planning Commission for 19 years, as this will be Mr. Krouse's last meeting.
4. **Land Development application for a mini storage facility at Neff Street Extended has been submitted by T.A. Leiphart Masonry Inc.** In November, the Zoning Hearing board granted a Special Exception for the use of this property, and now Mr. Leiphart is before the Planning Commission to discuss outstanding issues regarding the plan. Engineer Jeff Shue's comments outline those from York County Planning Commission:
 - a. *Principal use will be provided with public water and sewer, and this site has public water, but no public sewer.* Public sewer runs along the front of Neff Street; however, the existing property has no use for public sewer. As a mini storage facility, it will not be needed and is an unnecessary cost to the owner, but it CAN be extended should it be necessary.
 - b. *All "required" parking must be paved with bituminous or concrete material, and the plans show existing and proposed conditions are gravel.* Mr. Trout stated the Zoning Ordinance does not state mini storage units must have delineated parking. He read Section 27:410-6 for Parking Requirements, but parking is not required for mini storage units, so he and Mr. Leiphart believe the existing gravel material is adequate.
 - c. *Driveway must be paved.* Because this use doesn't fall under a "Commercial", "Residential" or "Industrial" activity, Mr. Trout doesn't believe paving the entire area would be required or necessary. This use is not listed or required per the Zoning Ordinance.
 - d. *Stormwater issue; Jeff Shue asked the high water line to be shown on the plan.* From the bottom of the creek to the building is 10 feet. With the amount of drainage and flow in the area, it raises the water level by 1 foot, so there is over 8' of area before flood water would reach the building. If necessary, Mr. Leiphart would be amenable to putting plantings along the creek.
 - e. *Proposed lighting should be added to the plan.* This will be done.
 - f. *Cartway width of Neff Street should be noted on the plan.* Mr. Trout found that the public alley adjacent to the property has a 20' right-of-way, and south of the site refers to a 30' right-of-way. He could not find a clear right-of-way for Neff Street; Dan Shaw will look into this so it can be added to the plan.
 - g. *Seal & date by registered Engineer.* This was done and was shown to Commission members.
 - h. *Ownership sign & date.* This will be done before the January Council meeting.

- i. Planning module (per DEP requirements) is required. No sewer is being proposed, so Mr. Trout does not feel it necessary.*
- j. Erosion & Sediment Control Plan. This property is less than one acre of disturbance, so an E & S Plan is not required.*
- k. Any conditions by Zoning Hearing Board are to be noted on the plan. Their two requirements are 1) completed reverse subdivision plan, and 2) applicant must meet Zoning Ordinance Section 27:629, Items A-G.*

General Comments to address:

- a. "Township" should be changed to "Borough" on plan, where applicable. This will be done.*
- b. Access to storage units must be paved with bituminous or suitable material. Mr. Leiphart and Mr. Trout feel that the existing stone is suitable material.*
- c. Stormwater issue; Jeff Shue completed a "historical review of the site". The site has always been stone. It was overgrown with grass and weeds, but Mr. Leiphart had cleaned up the area and laid new stone down.*

Additional Comments:

- a. Plan scale was changed to make it more legible.*
- b. Parcel numbers and lot numbers were added to the plan.*

Mr. Milner made a motion to recommend approval of the plan based on the Planning Commission's interpretation of the following three areas:

- Public sewer is available and accessible, but not necessary for this use
 - Gravel is a suitable material and paving is not necessary for this use
 - Applicant is favorable to delineate parking spaces, but parking is not required for this use
- Deferral on these issues may need to go to the Engineer and Solicitor. Mrs. Kabacinski seconded. All were in favor; motion carried.

- 5. The 2014 Meeting Schedule was distributed.
- 6. Mrs. Barley made a motion to adjourn the meeting @ 7:56p.m. Motion carried; meeting adjourned.

Respectfully submitted by:
Stacy Myers, Recording Secretary