

**Red Lion Borough Planning Commission**  
**Meeting Minutes**  
**Monday, April 21, 2014**

**Members**

Wade Elfner  
Danielle Kabacinski  
Cynthia Barley  
Beth Artman  
Robert Frutiger  
Felix Milner

**Others**

D. Michael Craley, Solicitor  
Dianne Price, Borough Manager  
Stacy Myers, Recording Secretary

**Visitors**

Stephanie Weaver  
Robert Huck  
Gene Creakman

Donald Boyce  
Billy Huck

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 approve the February 24<sup>th</sup>, 2014 Meeting Minutes; Mr. Frutiger seconded. All were in favor; motion carried.
3. **Variance application submitted by Red Lion VFW** to put a pavilion to the rear of their property at 815 South Main Street. This would be considered an accessory structure without a principal structure since the pavilion will not be attached to the main building in any way. The vacant lot, which sits catacorner from the main house building, was purchased in 1989 and has been used for overflow parking to date. Mr. Boyce and Mr. Creakman said the 14' x 24' pavilion will be used to hold chicken BBQ sales, yard sales, possibly horseshoe pits, etc. It would not have electricity to it.  
The VFW's main lot and the vacant lot are in Red Lion Borough. The adjoining property to the north of the vacant lot and east of the main lot is in Windsor Township. Mr. Craley stated that if both properties shared one deed, a Variance wouldn't be necessary. The current assessment of the lot is \$70,500, because it's considered a "building lot". If the parcels were joined, the assessment value would decrease.  
Mr. Boyce and Mr. Creakman said the Board will discuss this with their Solicitor and decide the route they want to take.  
Mr. Milner made a motion to recommend approval of the Variance request should the VFW decide to not join the two parcels; Mrs. Artman seconded. A vote was taken; motion carried, with Mr. Frutiger opposing.
4. **Variance application submitted by Robert Huck** to open an ice cream shop at 101 South Main Street in the Residential Town Zone. The property was formerly a beauty shop, located at the corner of South Main and East Avenue. Mr. Huck would be leasing the property from Runkle's Tag & Title Service, for which he currently has the lease so he is able to apply for relief from the Variance. Mr. Huck stated there are approximately 10 apartments in that building, upstairs and downstairs. He would be using the storefront area, which is approx. 342 square feet, to sell Italian ice and ice cream. The business would be strictly a "take-out, retail type of business". Because of this, Mr. Huck stated he will have trash cans outside for the patrons, and he would monitor the immediate

outside area to deter littering, loitering, etc. For the size of the building, two parking spaces would be required, but Mr. Huck said five spaces are available. The hours of operation will be market-oriented and are subject to change as the market demands, but Mr. Huck would like to operate 9am-8pm, 7 days/week, all-year round. Existing signage on the building would be used; Mr. Huck does not plan on adding any other signs outside. The ice cream and Italian ice would be homemade, but off-site, not at this location. He would operate with 3-4 employees, including himself. Mr. Huck has not previously operated this type of business in Pennsylvania; however, his family members have a like business in Louisiana, so he is familiar with the operation.

Mr. Craley stated, being that there is 10 residential apartments in the building, they are making good use of the property and do not need this business to make an economic success of it. However, back in 1978 the Zoning Hearing Board granted a Variance for the owner to operate a Commercial operation in a portion of the building. Mr. Craley asked "is there going to be a greater adverse impact on the community by granting this use than what was there formerly or what could potentially go in?" If the Commission believes it would not have an adverse impact, they can recommend approval of the Variance; if they feel it would have a great adverse impact with this type of retail, they can deny the application.

The Commission members like the idea of this type of business being in this location and feel it would be well-solicited. Mrs. Barley made a recommendation to approve the Variance contingent upon offering five off-street parking spaces; Mr. Milner seconded. All were in favor; motion carried.

5. With no further business before the Commission, Mrs. Barley made a motion to adjourn the meeting @ 7:40p.m. Mr. Milner seconded. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary