

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

Members

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

Others

Dianne Price, Borough Manager
D. Michael Craley, Solicitor
Dan Shaw, Zoning/Codes
Stacy Myers, Recording Sec'y

Visitors

Les Stuart
Stephanie Weaver
Dave Keech

1. The meeting was called to order @ 7:05p.m. Everyone present participated in the pledge to the flag.
2. Mr. Craley stated a correction is necessary to the June 16th, 2014 Meeting Minutes. Under Item #4, 2nd paragraph, **“borrowed” portion of Boundary Avenue**, should be “Borough” portion of Boundary Avenue. With that correction, Mrs. Artman made a motion to approve these minutes; Mrs. Barley seconded. All were in favor; motion carried.

Application for a Variance submitted by Legendary Rides to sell cars at 100 Redco Avenue, which is in the Industrial Zone. Les Stuart, owner of Legendary Rides, would like to lease the 14,000 sq. ft. building, which used to house Yorktowne Kitchens. He has a dealers' license that requires him to be open to the public one hour per week, but that his not his business. He explained that his business is buying classic cars, restoring them and then selling them on Ebay. Approximately 60% of his cars are sold and shipped overseas, so his operation will not be the typical car sales lot. Mr. Stuart will have appointments for his customers to come see a car, but nothing will be sitting outside for sale. He stated the property is private, enclosed and secure, which he needs for this type of operation. The business is cyclical, Mr. Stuart said; in a good month, he will sell four cars.

Signage will be on the door and possibly on the outside of the building, as allowed by Ordinance. Parking will not be an issue since there is plenty at this site. Mr. Stuart stated there will probably be four employees at the facility who will be involved mostly with detailing the cars.

Because Mr. Stuart has to have a dealers' license, his business falls under “automobile sales or body shop”, which is allowed in the Commercial Zone, not Industrial Zone.

In order to minimize the impact on surroundings, Mr. Craley had two suggestions for the Commission to consider when making their recommendation:

- That no mechanical repairs be done to “non-owned” vehicles.
- That there be no retail sales to the general public without an appointment or outside the required 1-hour window.

Mr. Stuart stated he had no problem with these two conditions. Mr. Craley had also recommended that all vehicles be kept inside the building; however, Mr. Stuart explained that when vehicles are being detailed in preparation to be sold, that work is done outside. Dan Shaw reported that a car wash operation is a “use by right” in the Industrial Zone. Detailing of vehicles would fall under that item.

Mrs. Artman made a motion to recommend approval of the Variance to the Zoning Hearing Board with Mr. Craley's two suggested conditions (above) being noted. Mrs. Barley seconded. All were in favor; motion carried.

3. Zoning Hearing will be held either August 12th, or August 13th, 2014.
4. With no further business before the Commission, Mrs. Barley made a motion to adjourn the meeting @ 7:35p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary