

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, January 19, 2015**

Members

Wade Elfner
Jonathan Persing
Danielle Kabacinski
Felix Milner
Robert Frutiger
Cindy Barley

Others

Dianne Price, Borough Manager
Dan Shaw, Zoning/Codes
Jeff Shue, Engineer

Visitors

Troy Leiphart
Kurt Blake
Stephanie Weaver

Byron Trout
Bridget McAuliffe
Glenn Rexroth

1. The meeting was called to order @ 7:00p.m. Everyone present participated in the pledge to the flag.
2. Mrs. Barley made a motion to approve the July 21st, 2014 Meeting Minutes; Mr. Milner seconded. All were in favor; motion carried.
3. **Variance and Special Exception application submitted by Rexroth Tenancy** operating a business Park in the Industrial Zone at 100 Redco Ave. The Variance is for a sign exceeding 30 square feet within 75 feet of a residential zone on the property located at 207 Redco Ave. Mr. Rexroth stated that there is a potential for 25 tenants in the building. He stated that the sign needs to be big enough for people to see driving past the property. Mrs. Barley asked if the sign was to be lighted. Mr. Rexroth stated it was possible. Mr. Frutiger was concerned about the line of site at the intersection with the proposed sign 5 feet off of the ground. Jeff Shue felt that 7 feet from the ground was standard. Dan stated that PennDOT approval would be needed if the sign was in the Right of Way. A sign in the Industrial Zone without the Residential restriction would be permitted up to 160 square feet. The business park should meet the requirements of a multi use building according to Solicitor Craley. Mr. Rexroth intends to hold ownership of the buildings. Dan will issue Occupancy Certificates on the individual uses to be sure the uses meet the standards in the zoning ordinance.
Mrs. Barley made the motion to recommend approval of the Special Exception with the requirement that all uses must meet the requirements in the Zoning Ordinance. Mrs. Kabacinski seconded. All were in favor.
Mrs. Barley made the motion to recommend approval of the variance for a sign of 90 square feet with a restriction on lighting from 11 pm to dawn. Mr. Milner seconded. All were in favor
4. At this point, Mr. Elfner recused himself as Chairman;
5. **Land Development Plan** submitted by Country Village Realty for townhouses located at Boundary Avenue and Country Club Road. This is the third time the Commission is seeing this plan. Byron Trout distributed new plans and responded to Jeff Shue's review comments.

Zoning Ordinance

1. 1. The rear setback is shown beyond the property line and into Boundary Avenue (Unopened). The applicant notes on the cover sheet (note 11) the acquisition of the unopened alley is being pursued and the plan shows ownership to the centerline of the paper street. This acquisition of half the unopened alley should be documented as a reverse subdivision to extinguish the current

rear property line. Once the reverse subdivision is approved the setback dimension can be defined as currently shown on the plan (s.27-304.5).

Still outstanding. The deed is recorded and they are working on the reverse subdivision.

Subdivision and Land Development Ordinance

1. The following information is required by the Ordinance to be shown on or provided with the plan:
 - a. The certification of plan accuracy shall be executed on the final plans (s.22-404.2.Q).
Still outstanding – will be done prior with final approval
 - b. Permanent monumentation of the property corners should be identified on the plan (s.22-404.2.P).
Addressed – note on plans.
 - c. The statement of ownership must be signed, dated, and notarized (s.22.404.2.Z).
Still outstanding – will be done with final plan approval
 - d. Full review of the water and sewer main extensions; and the details regarding the services to the individual residential units must be reviewed and approved by the RLMA. To date, a complete submission for review has not been completed according to conversations with the Authority staff (s.22-404.5.L).
Still outstanding – will be requesting waivers from the Municipal Authority on water extension requirement. Waiting for comments from RLMA
 - e. Financial security for the proposed improvements shall be delayed until complete review has resolved all of the technical issues with design (22-404.5.H).
Still outstanding – will be done after plan approval
 - f. An erosion and sediment control plan, approved by the York County Conservation District if applicable, shall be provided (s.22-404.5.M).
Still Outstanding -revised Plan have been submitted to York County Conservation District
 - g. The frontage along Country Club Road shall be improved to meet the latest ordinance requirements. This includes widening to a total width of 36' (or 18' from centerline) rather than the 16' from centerline shown on the plans (s.22-506.4). In addition, the ordinance allows for review by Borough Council for the need for sidewalk across the frontage of the property. The widening of the roadway must also show the transition of the widening at the ends of the property.
Plans show 4 foot widening and curbs. This is 2 feet less than required by ordinance. They will be looking for a waiver from the Borough Council to allow 4 feet of widening instead of 6. The Borough Council also makes the determination if sidewalks are required.
 - h. A 24' wide access drive is required for the parking areas. The width of this drive narrows to 15' at the far end of the driveway accessing the last two dwellings (s.22-512.2.D).
The driveway narrows at the last two units – they will be requesting a waiver from council on the 24' requirement to allow 15 feet.
 - i. A highway occupancy permit shall be required for improvements within Country Club Road. Permitting for utility work, driveway and roadway improvements may all have different applicants under PaDOT's current regulations. All applicants will need to approve the applications and limits prior to coordinating the improvements on this plan set.
HOP has not been submitted yet. York Township should be the applicant for the stormwater permit. York Township will need to review the plans for sufficient capacity to

handle the development. They will also need an HOP for the driveway. It was requested that the plans reflect a tie in between the two driveways.

- j. On sheet 3 of 6, there is a note pertaining to the sanitary easements, which is no longer correct and should be removed.
This is done

- k. Termination details for the curbing, as it ends at the driveway returns, should be provided in the detail sheet.
This was done and shown on Sheet #6.

- l. I would suggest the improvement of the sanitary sewer into the Country Village Association property should be removed for this development plan set, as it is an independent improvement to the new development.
This has not been addressed.

- m. The type and size of the inlets proposed should be specified on the plans.
Done and shown on Sheet #6

Stormwater Ordinance Comments

1. The discharge from the overflow of the infiltration beds and the bypass runoff of the site will be directed into an existing storm sewer in York Township. I suggest that the Township comment on the acceptability of this connection. This proposal also will redirect water from the pre-developed point of discharge evaluated for peak rate limits. The evaluation of ordinance requirements must consider the design points relevant to the point of discharge of the system. Lastly, the drainage area maps for the post-construction undetained area do not properly represent the design proposed.
York Township is reviewing these plans for the use of their basin to detain the water. The uncontrolled portion of the site still needs to be addressed.

2. The proposed swale along Boundary Avenue will be captured by an inlet. If clogged, the flow will build to a one foot depth and overflow onto the State highway. I would suggest that a headwall be considered to reduce the likelihood of clogging.
Headwall is now proposed and details are shown on Sheet #6.

3. An O&M agreement and inspection fees will need to be provided and executed for the storm water facilities proposed on the property. Note Nos. 8, 14, and 16 on the cover sheet refer to this document; however, the document has not been provided for review.
This is still outstanding.

York County Planning Commission has not sent their comments yet. These will need to be addressed too.

The applicant requested action on the waiver requests. Mrs. Kabacinski made the motion to recommend the approval of the waiver for sidewalks; the reduction is improvements along Country Club Road to 4 feet and to allow the driveway to narrow to 15 feet from 24 at the last two units. Mrs. Barley seconded. Motion passed with Mr. Elfner abstaining.

6. Mr. Elfner welcomed Mr. Persing to the Planning Commission.

7. **Reorganization of Planning Commission.** Mrs. Barley made a motion recommending Wade Elfner and Chairman; Beth Artman as Vice Chairman and Cindy Barley as Chairman pro tem. Seconded by Mr. Frutiger. All were in favor.
8. Dan reminded everyone that due to President's Day holiday – the next meeting will be the fourth Monday, February 23rd.
9. **Adjournment**—With no further business, Mrs. Barley made a motion to adjourn the meeting @ 8:07p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Dianne Price, Borough Secretary