

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

Members

Cindy Barley
Beth Nidam
Dee Kabacinski
Wade Elfner
Robert Frutiger
Felix Milner

Others

Dianne Price, Borough Manager
Mike Craley, Solicitor
Jeff Shue, Engineer
Stacy Myers, Recording Sec'y

Visitors

Christina Frutiger
Nevin Horne

Glenn Rexroth
Blaine Markel

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. Ms. Nidam made a motion to approve the July 20th, 2015 Meeting Minutes; Mrs. Barley seconded. All were in favor; motion carried.
Mr. Milner made a motion to approve the August 17th, 2015 Meeting Minutes; Ms. Nidam seconded. All were in favor; motion carried.
3. **Rexroth Equities, LP was present to discuss their Preliminary/Final Land Development Plan** for Mia Brae Industrial Park & the old Yorktowne Kitchen property. The front part of Mia Brae is located in Red Lion Borough; the rear is in Windsor Township. At the onset of this plan, they were only concerned with the Industrial Park, but Mr. Rexroth has since purchased the old Yorktowne Kitchen property and they became aware of issues with ingress & egress. North Boxwood Road was the one means of ingress & egress, especially for the residents of the trailer park to the south of Redco Avenue. No new lots are being created; Mr. Rexroth is just planning to renovate the existing property in the Industrial Park to make it more attractive for industrial businesses. It is noted on the plans that Mr. Rexroth is proposing to create parking lots, private access drives, private interior streets, construct concrete curbing/sidewalks, stormwater collection facilities, renovate the existing stormwater detention facilities (at the bottom of site in Windsor Township), complete final grading, truck docks, renovate current utilities, along with a few other items. Rexroth Equities met with Windsor Township staff last week and their Planning Commission conditionally approved the plan and granted the Waivers that were requested in the township.

At the recent Borough Council meeting, it was determined Redco Avenue would remain a borough street. Mr. Rexroth is also prepared to offer an additional 70' of parcel to the Borough. (Road C on plan) Red Lion Borough is willing to vacate North Boxwood Road; the developer will initiate this process. Documentation for the cross-access easements have been addressed with the trailer park residents being allowed ingress & egress.

Rexroth Equities will be working with the Municipal Authority concerning water/sewer at their October meeting.

Jeff Shue addressed the requested Waivers and items in his letter to Rexroth Equities, LP:

Streets--

- a) Dedication of northern end of Redco Avenue to Red Lion Borough to extend the right-of-way. *No improvements are proposed to this existing roadway.* Plans also show cross-connection easement to connect Boxwood to Redco. Lastly, North Boxwood Road is proposed to be vacated to make this roadway the sole ownership & maintenance of the developer. *Length of this roadway will exceed the length of a cul-de-sac and a Waiver is being requested.*

- b) Once Waivers are approved, this must be noted on the plan prior to recording.
- c) Deals with Boxwood Road, which will become private, and the grade/level of the street. *Items 1-4 regarding this intersection has no objections from the Engineer. Item 5—no detailed vertical information relative to Redco Avenue being extended is shown on plan so Jeff Shue cannot say whether or not it meets requirements per roadway geometry (vertical). He recommends this be waived.*
No curbing is being proposed; definition of street to be by paint only.
- d) Two access point off of Broadway (Rt. 74) without any anticipated development uses of the property. As development occurs, traffic flows will continue to be monitored.
- e) The access drive north of Road C (on plan) must have separation of 100'. *Plan does not comply; a Waiver of this requirement is requested.*
- f) Limits of curbing should be clearly defined. *Many locations in revised plan show curbing not intended by the developer & should be corrected. Signage will be installed for truck traffic, etc.*
- g) Sidewalks are currently proposed along limited portion of the eastern side of North Boxwood Road. *Developer has requested a Waiver to allow the limits shown on the plan.*
- h) No street trees have been proposed. *A Waiver has been requested.*
- i) No street lighting is being proposed. *A Waiver has been requested.*
- j) Define edge of stripping for the road on plan.
- k) Drainage across existing paving off Road C must be further defined with grades on plans. Curbing will create a concentrated flow to be directed to Redco Avenue.
- l) The plans indicate North Boxwood Road will be resurfaced. *Additional detail should be added so intentions are clear to all parties.*
- m) On Sheet 18, Jeff Shue suggests a vertical curve be added to the proposed grading and associated limits of work to provide a smooth transition.
- n) The Detail Sheet 23 shows inconsistent dimensions for curbing. *Jeff Shue suggests this be cleaned up.*

Sanitary Sewer and Water—

- a) Rexroth Equities, LP will go to Red Lion Municipal Authority's October meeting. The plans should identify who is to own & be responsible to maintain the water and sanitary sewer systems.
- b) Evidence that the Municipal Authority has approved water and sewer capacity should be documented on the plan. A DEP Planning Module for Land Development (required by Department of Environmental Protection) shall be signed by appropriate agencies before being submitted to the municipalities for approval and submission to DEP. *Jeff Shue recommends this being done.*

Stormwater—

- a) MS-4 Program—should be clarified on the plans as to who is maintaining what (whether Red Lion Borough or Windsor Township). *Mrs. Price to coordinate with Township Supervisor on this.*
- b) Developer should submit an NPDES Permit through York County Conservation District for erosion & sedimentation control.
- c) The square footage of impervious coverage should be defined on the plan.

Administrative—

- a) A Waiver will be submitted to submit a Preliminary/Final plan as opposed to a Preliminary and then a Final Plan. *Engineer supports this.*
- b) Some impervious (paved) surface will be removed. *This will be cleaned up on plan to be more defined.*
- c) Not all monumentation on corners and markers are noted on plan. *Developer stated this was done already; will be added to plan.*

- d) Statement of ownership must be signed, dated & notarized. *To be added to plan.*
- e) Proof of Variances/Special Exceptions have been granted by Red Lion Zoning Hearing Board.
- f) A letter from the existing overhead electric owner/lessee should be obtained stating that any conditions on the land use within the existing right-of-way shall be permitted. *Developer will look into this.*

Zoning Ordinance—

- a) Parking and loading requirements should be verified by Zoning Officer.

General—

- a) A Stormwater Facilities Maintenance and Monitoring Agreement has been submitted by the Developer for the Borough's review and approval.
- b) A fee, determined by the Borough, is required for the Municipal Stormwater Maintenance Fund. This is to ensure that all underground stormwater operations are still functioning properly over time.
- c) Financial security must be posted for all items being proposed.

Jeff Shue is comfortable with the Commission recommending approval of the Waivers and the Land Development Plan.

Mrs. Barley made a motion to recommend approval of all Waivers, as submitted by Rexroth Equities, LP. Mrs. Kabacinski seconded. All were in favor; motion carried.

Ms. Nidam made a motion to recommend approval of the Land Development Plan subject to satisfactory conclusion of all the conditions in Jeff Shue's report. Mr. Frutiger seconded. All were in favor; motion carried.

4. **Other Business before Commission—**Mr. Craley reported that York County Planning Commission has endorsed the changes to the Zoning Ordinance that were proposed which included:

- Public or semi-public parking has been added as a use by right in the Residential-Outlying, Residential-Town, Commercial, Industrial, & Borough Center Zones.
- Multi-use building has been added as a use by right in the Industrial Zone.
- Automobile and/or trailer sales, automobile body shop, or automobile garage has been added as a use by Special Exception in the Industrial Zone.
- Section 703—Ordinance violations, time limits, etc have been added.

These had been approved for advertisement by Borough Council and will be considered for enactment at the November 9th Council meeting.

5. **Adjournment—**Mrs. Barley made a motion to adjourn the meeting @ 8:02p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary