

**Red Lion Planning Commission  
Meeting Minutes  
Monday, February 23<sup>rd</sup>, 2015**

**Members**

Beth Artman  
Cynthia Barley  
Dee Kabacinski (arrived @ 7:04p.m.)  
Felix Milner  
Robert Frutiger  
John Persing

**Others**

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

**Visitors**

Giuseppe Ferranti  
Christian Miller

1. The meeting was called to order @ 7:00p.m. Co-Chair Beth Artman conducted the meeting in the absence of Chairman Wade Elfner. All present participated in the pledge to the flag.
2. Mr. Frutiger made a motion to approve the January 19<sup>th</sup>, 2015 Meeting Minutes; Mrs. Barley seconded. All were in favor; motion carried.
3. **An application has been submitted by Giuseppe Ferranti for a Special Exception** to permit a mini-storage facility and a Variance to permit the facility on a lot smaller than the 1-acre minimum. The building is located at 125 O'San Lane, Red Lion, in the Industrial Zone. Attorney Miller stated the facility is an irregular building with four floors. It's currently sitting vacant, but was at one-time an old manufacturing plant, possibly of cigars. Mr. Ferranti would like to use the building as a mini storage facility; not the typical mini storage, with rows of garage door-style units, but with storage units all contained within the building. The access would be restricted by a key pad, operated only by renters, who would then access their personal lockers with a physical key. It would be used solely for storage. In the Industrial Zone, per the Zoning Ordinance, the requirements for the Special Exception were reviewed by Attorney Miller:
  - *One-acre lot minimum is required*—Lot is just under ½-acre (Variance is necessary for typical mini storage facility with side-by-side storage lockers; not this type of building)
  - *100' lot width required*—Lot is 138' wide
  - *All light must be shielded away from adjoining properties*—The units will be self-contained within the building and the only lights that will be outside will be dusk-to-dawn for safety of customers accessing their lockers
  - *Adequate buffers/screening for noise*—Not applicable for self-contained units
  - *No business activities allowed*—Units to be used for storage only, no living or business conditions will be permitted/allowed within facility
  - *No storage outside the facility*—All contained within building
  - *30' travel lane must be provided between buildings*—No lanes necessary because of storage contained within building

General requirements for a Special Exception were reviewed next:

- *Harmonious in nature and intensity and location of use*—No changes will be made to the outside of the building with the exception of paint, to improve the façade. Mr. Ferranti believes the use will be harmonious with the neighboring properties because there will not be much traffic except when customers access their units which will be inside the facility or when tenants are moving items in and out. Being in the Industrial Zone, Mr. Ferranti believes the use fits right in.

- *Operation of facility will not change the services rendered to property*—Not much sewer or water usage is required with this type of business. Police protection will not be required either.
- *No impact on adjacent properties*—Improving on a vacant property that could be otherwise used for nefarious operations that would require more Police protection due to possible break-ins, etc. Proposed facility will be under secure key pad only accessible by Mr. Ferranti and the tenants.

Additional items discussed:

- Tenants would have 24/7 access to the facility through an electronic keypad to unlock the facility and then a physical key to access *their* storage locker.
- Parking spaces--the requirement is 1 space per 1½ employees but there will not be any employees needed for this use. OR 1 space per 5,000 usable square feet of space; this facility will offer 19,000 usable square feet of space, so 3.3 parking spaces would be required. Attorney Miller said 5-6 are provided currently according to Google maps. Of note, Solicitor Craley stated parking is based on type of use and a mini storage facility is an allowed use in both Commercial and Industrial Zones. The Ordinance requirements state “*an Industrial and heavy Commercial establishment is one space per each 500 sq. feet of floor area; however a Commercial building is one space per every 400 sq. feet of gross floor area.*” Mr. Craley believes this is a sort of “hybrid” property, being that if it was in the Commercial Zone, 42 parking spaces would be required. Since it’s in the Industrial Zone, it requires three spaces. Commercial properties are indicative of retail types of business, which this is not. Mr. Craley asked Mr. Ferranti if he believes 3 parking spaces would be enough. Both Attorney Miller and Mr. Ferranti think 5 or 6 spaces are more reasonable. They think it would be rare that more tenants than that would be at the facility at one time, except for at the onset of the business.

Mr. Craley stated the applicant meets all the requirements for the Special Exception except for the one-acre minimum. He believes this notation on the lease should be a requirement for approval, as well as the two items listed below: “*No service or repair of equipment or doing business on premises allowed.*”

- Parking will delineate six parking spaces (Dan Shaw stated that for the Use & Occupancy Certificate, a handicapped parking space will need to be delineated).
- Access to the facility will be provided through Newton Lane & Maple Lane for tenants of facility. Of note, Newton Lane does not have any residential properties on it. Dan Shaw suggested trees be planted or fencing be used as a buffer for headlights along Newton Lane.

The items to recommend approval of the Variance:

- Asking for a dimensional relief from the one-acre lot size. Mr. Craley stated more intensive uses in an Industrial Zone (processing plants, etc) would create a lot more noise and traffic going in and out. The Commission has to determine that the reason this use differs from others (and the reason for the request of lot size) is the one-acre was given to allow for traffic in and out in the traditional sense for a “mini storage” facility.
- And, is what the applicant is proposing something that warrants a Variance? The existing lot cannot get bigger without buying other property. This is a different situation being that there is a *proposed* use of an *existing* building. It is a use that is allowed; the applicant is simply requiring dimensional relief.
- Commission members have to decide, 1) Will this use have a negative impact on the neighboring community to grant the Variance? 2) If they allow this use in this building, are they depriving that building the potential of another permitted use in the Industrial Zone that would be a better use for the property/building?

Discussion among Commission members followed. Mrs. Barley made a motion to recommend approval of the Variance from less-than-adequate lot size, and to recommend approval of the Special Exception with the following three conditions:

--No business or living situations to be conducted outside or inside facility

--A buffer of trees or fencing to be provided to defer headlight beams

--Six parking spaces will be delineated and offer at least one handicapped parking space

Mr. Milner seconded the motion. All were in favor; motion carried. Mr. Ferranti will go before the Zoning Hearing Board with his request, tentatively scheduled for Tuesday, March 24<sup>th</sup>, 2015.

4. Dan Shaw requested Commission members sign the plan for Phase 2 of Troy Leiphart Mini Storage facility.
5. With no other business before the Commission, Mrs. Barley made a motion to adjourn the meeting @ 7:35p.m. Mr. Frutiger seconded. All were in favor; motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary