

**Red Lion Planning Commission  
Meeting Minutes  
Monday, April 20<sup>th</sup>, 2015**

**Members**

Cynthia Barley  
Dee Kabacinski  
Felix Milner (arrived @ 7:02p.m.)  
John Persing  
Robert Frutiger  
Wade Elfner

**Others**

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

**Visitors**

Dennis Klinedinst  
Mark Clark  
Corwin Shearer

Stephanie Weaver  
Patty Fisher

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 February 23<sup>rd</sup>, 2015 Meeting Minutes; Mrs. Kabacinski seconded. All were in favor; motion carried.
3. **Application for a subdivision submitted by David & Buffy Marshall** is before the Commission for review. The property is located at 22 Railroad Avenue and contains ½ of a semi-detached house and a trailer on the same lot. The Marshall's wish to subdivide the property so that the house and the trailer exist on separate lots. The Subdivision meets all of the Borough's zoning requirements. Engineer Jeff Shue suggested the Marshall's submit two waiver requests— 1) Road widening, and 2) Curbs & sidewalks. Patty Fisher stated that on one side, it appears the road has been widened up to within 2' of the house and on the other side of the road, there is a stone wall. And there is no need or space for curbs and sidewalks in front of the house and would take away from necessary parking space in front of the trailer. Both waiver requests have been added to the plan.  
Mr. Craley stated all dimensional requirements are met and the owners can subdivide and still create two conforming uses, which doesn't happen often.  
Of note, there is a small triangular piece of the Marshall's property that is to be dedicated to the Borough for Rail Trail use.  
Mrs. Barley made a motion to recommend approval of the plan and the two waiver requests, as set forth on the plan; Mr. Milner seconded. All were in favor; motion carried.
4. **Application for a Special Exception submitted by Rum Puppet, LLC** is before the Commission for review. The property is located at 85 First Avenue and is a 3-unit dwelling with a beauty shop in the Residential Town Zone. The beautician has retired and the property owners wish to make the building a 4-unit residential dwelling with no commercial business. Per the Borough's Zoning Ordinance, habitable floor space of a 1-bedroom unit must be a minimum of 500- square feet and a 2-bedroom unit must have a minimum of 650-square feet. Another Borough Zoning requirement is a minimum of parking; 8 total spaces, or 2 per unit (Section 410). No formal plan was submitted by this applicant, so the Commission could not determine the floor space of the units or that there was adequate parking. Mark Clark (Engineer on the project) stated that the smallest parking space is 42' long, with all the tenants' available parking being in a tail-to-headlight fashion. No delineated parking spaces are provided.  
Commission members would like to see a "to scale" floor plan of the units and a detailed layout of the parking in order to make a recommendation on this application. Due to the 60-day time

requirement, Mark Clark offered to submit a letter of extension to allow the Commission to table this issue until their May meeting.

5. With no further business before the Commission, Mrs. Barley made a motion to adjourn the meeting @ 7:25p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary