

**Red Lion Planning Commission
Meeting Minutes
Monday, May 18th, 2015**

Members

Cynthia Barley
Dee Kabacinski
Felix Milner
John Persing
Robert Frutiger
Wade Elfner

Others

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

Visitors

Mark Clark
Corwin Shearer

Jim Denniston
Bridget McAuliffe

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. Mrs. Barley made a motion to approve the April 20th, 2015 Meeting Minutes; Mr. Milner seconded. All were in favor; motion carried.
3. **An application was submitted by Rum Puppet, LLC for a Special Exception** to allow a multi-family dwelling and/or conversion at 85 First Avenue. Rum Puppet, LLC submitted a to-scale drawing of the property, particularly the four residential units and the parking spaces. The property used to have 3 units and a beauty salon, but the salon has closed and been converted to another residential unit. Section 408 of the Borough's Zoning Ordinance requires a minimum of 500' sq. ft. for a one-bedroom unit and 650' sq. ft. for a two-bedroom unit. Units #1 & #4, which are on the first floor both exceed the 500' sq. ft. Units #2 & #3, on the second floor, both exceed the 650 sq. ft. requirement.
The parking spaces meet the required 10' x 20' space for off-street parking, but the spaces are not delineated. Commission members do not feel delineation is necessary.
After review and discussion, Mrs. Kabacinski made a motion to recommend approval of the Special Exception to allow a multi-family dwelling at 85 First Avenue; Mrs. Barley seconded. All were in favor; motion carried.
This issue will be presented to the Zoning Hearing Board on Thursday, June 11th, 2015 @ 6:00p.m.
4. At this time, Chairman Elfner recused himself as Chairman. Mrs. Kabacinski made a motion for Mrs. Barley to serve as Chairperson in the event the Chairman and Vice-Chairman are not present. Mr. Milner seconded this motion. All were in favor; motion carried.
5. **Updates to the Land Development Plan submitted by Village Realty** for townhouses located at Boundary Avenue and Country Club Road were before the Commission. Byron Trout, Engineer for Village Realty was not present, nor was Jeff Shue, Borough Engineer. Jeff Shue had not reviewed the updates to the plan nor submitted any comments because it was uncertain that this item would be on tonight's agenda. Red Lion Borough Council had not approved the Highway Occupancy Permit for the crosspipe to be laid under Country Club Road until an approval letter from York Township was received. Commission members wished to abstain from taking any action regarding this plan until Jeff Shue's review and comments; however, the Commission, as well as Solicitor Craley, stated they would be amenable to an agreement being drafted between York Township and Red Lion in order for this issue to move forward more quickly. The agreement would state that the property owners (Village Realty) are responsible for maintenance of the stormwater pipe. Red Lion does not want to be responsible for it since it empties into York Township's facilities.

Mrs. Price will request Jeff Shue's comments tomorrow/this week (week of May 18th). Mr. Denniston (Village Realty) will contact York Township's Solicitor to request an agreement be drafted.

6. Mrs. Barley recused herself as Chairperson and Mr. Elfner took over the meeting again @ 7:25p.m.
7. With no further business before the Commission, Mrs. Barley made a motion to adjourn the meeting @ 7:29p.m. Motion carried; meeting adjourned.

Respectfully submitted by

Stacy Myers, Recording Secretary