

**Red Lion Borough Planning Commission  
Meeting Minutes  
Monday, June 15, 2015**

**Members**

Beth Nidam  
Dee Kabacinski  
Robert Frutiger  
Felix Milner  
John Persing

**Others**

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

**Visitors**

Dennis Klinedinst  
Tammy Snyder  
Margaret Driscoll

1. The meeting was called to order @ 7:01p.m. by Vice Chairperson Beth Nidam. All present participated in the pledge to the flag.
2. Mr. Frutiger made a motion to approve the May 18<sup>th</sup>, 2015 Meeting Minutes; Mr. Persing seconded. All were in favor; motion carried.
3. **An application for a Special Exception was submitted** by Life's New Beginnings for a group home to be located at 431 North Main Street, Red Lion. Life's New Beginnings' employee, Tammy Snyder, along with their Solicitor, Margaret Driscoll explained that Life's New Beginnings leases this property from Marilyn Walsh. Ms. Walsh is in agreement with the company's plans to change this residence, located in the Residential Town Zone, from a single-family home to a two-family facility. The facility provides residences to adults with intellectual and developmental disabilities. This particular property at 431 North Main will house two adult males. Per Section 27-623 of the Borough Zoning Ordinance, group homes and group quarters must have a minimum of 250 sq. ft. available for each occupant. This 3-bedroom home complies with one bedroom that is 13 x 11, one bedroom that is 13 x 10 and the third bedroom that will be used as sleeping/office space for a staff member. Total square footage of the house is 1,661. Other Zoning Ordinance requirements were reviewed:
  - *Must have a common cooking & dining facility.* Ms. Snyder stated all cooking will be done in the kitchen and neither resident will have any cook stove, etc in their bedroom.
  - *Public water & sewer provided.* Yes.
  - *Group homes must be licensed by the Commonwealth of Pennsylvania.* Department of Human Services has licensed Life's New Beginnings for this property. Ms. Snyder said the County offices do monthly monitoring and inspecting and she, herself, will stop at the home weekly to do the same.
  - *How will regulations be followed?* The CEO of Life's New Beginnings visits their group homes frequently as well as Ms. Snyder. Ms. Snyder has been in this field of work for 25 years.
  - *Off-street parking must be provided.* Two off-street parking spaces are available, but the two residents do not have vehicles. Parking will be used for the in-home staff member and visiting staff.
  - *Must comply with all applicable building, health and fire codes of the local government.* Yes, all requirements have been met.

Ms. Snyder explained that Life's New Beginnings strives to promote independence with all of their residents. This home will always be staffed and traffic **may** increase as a result of visiting staff; however, the two male residents do not have vehicles. The staff of a group home goes through an initial training period and has further training in compliance with state and county

regulations, as well as, fire and safety regulations. They are trained to monitor surroundings for any hazardous situations and deescalating arising situations to keep them under control.

Solicitor Craley stated the property seems to meet all requirements. Mrs. Kabacinski made a motion to recommend approval for a group home at 431 North Main Street. Mr. Milner seconded. All were in favor; motion carried.

Dan Shaw will notify applicants of the Zoning Hearing once it's scheduled, which should be sometime in July.

4. **Comments on York Township official map changes.** Planning Commission members reviewed the three changes that York Township is proposing which include 1) Fitz Park, 2) a connector road from Camp Betty Washington Road to Springwood Road, and 3) deleting a section of Keyway Drive in Leader Heights. The Commission had no comments regarding the changes. This will go to Borough Council next for their review.
5. **Adjournment**—With no further business before the Commission, Mr. Persing made a motion to adjourn the meeting @ 7:30p.m. Mr. Milner seconded. All were in favor; motion carried.

Respectfully submitted by:

Stacy Myers, Recording Secretary