

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, July 20, 2015**

Members

Cynthia Barley
Wade Elfner
Robert Frutiger (arrived @ 7:10p.m.)
Felix Milner

Others

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

1. The meeting was called to order @ 7:10p.m. All present participated in the pledge to the flag.
2. Mr. Milner made a motion to approve the June 15th, 2015 Meeting Minutes; Mr. Frutiger seconded. All were in favor; motion carried.
3. **Discussion for proposed Zoning Ordinance amendments** was held. Mr. Craley will write up the following suggested changes for review by Red Lion Planning Commission. The revisions will then go to York County Planning Commission for their review, then back to Borough Council for adoption.
 - Currently, 15 days are unofficially given for someone to appeal a decision involving a citation for an Ordinance violation. For vehicles with expired tags, Dan gives 30 days. He and Mr. Craley agreed that 15 days should be given and the Ordinance should reflect that.
 - Currently, an Automobile and/or Trailer Sales; Automobile Body Shop and/or Automobile Garage is not allowed in the Industrial Zone, but is allowed in the Commercial Zone by Special Exception (Section 27:605). This item will be amended to stay in the Commercial Zone, but also to allow in the Industrial Zone by Special Exception.
 - Currently, Public Buildings and Facilities are allowed in the RO Zone (Residential Outlying), RT Zone (Residential Town) and the Commercial Zone by Special Exception. (Section 27-638) Commission agrees that this should be allowed in all zones by right with consideration being given to traffic volume. Parking lots and public parking lots would also be included as an allowed use (as a facility).
 - Currently, an Industrial Park and/or a multi-use building is only permitted in the Industrial Zone by Special Exception. (Section 27:307) Commission agrees that this should be a permitted use by right in the Industrial Zone. There are areas in the Borough, such as the old Yorktowne Kitchen building (Redco Avenue) where this would be a benefit.
4. **Updates to Land Development Plan submitted by Village Realty** for townhouses located at Boundary Avenue and Country Club Road. No one was present tonight to represent Village Realty; however, Jeff Shue stated there are a list of administrative issues that need resolved with the LDP. The representatives are to go before the Red Lion Municipal Authority at their July 22nd meeting. A Highway Occupancy Permit is still required and representatives still need to get Borough Council's approval of a Waiver.
5. **Updates to Land Development Plan submitted by Rexroth Equities for Mia Brae Industrial Park**. No one was present tonight to represent Mia Brae or Rexroth Equities; however, Jeff Shue stated that their plans need to be cleared up. A recent meeting was held between Rexroth Equities, Windsor Township & Red Lion Borough. Traffic counts need to be discussed in relation to what will be put in the Industrial Park. Discussion was held on this and any extraordinary wear & tear on roads, particularly that at the intersection of Boxwood Lane and Route 74.
6. With no further business before the Commission, Mrs. Barley made a motion to adjourn the meeting @ 8:05p.m.; Mr. Milner seconded. Motion carried; meeting adjourned. Respectfully submitted by:

Stacy Myers, Recording Secretary