

Red Lion Borough Planning Commission
Meeting Minutes
Monday, August 17, 2015

Members

Cynthia Barley
Beth Artman
Wade Elfner
Robert Frutiger
Felix Milner

Others

Dianne Price, Borough Manager
D. Michael Craley, Solicitor
Jeff Shue, Engineer
Stacy Myers, Recording Sec'y

Visitors

Christina Frutiger
Jim Denniston

Bridget McAuliffe
Byron Trout

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. The Board suspended action on the July 20th, 2015 Meeting Minutes until their next meeting.
3. Mr. Elfner recused himself as Chairman due to his conflict of interest with the next order of business. Mrs. Artman took over the meeting as Vice-Chair.
4. **Land Development Plan submitted by Village Realty** was before the Commission for action. Village Realty's Engineer, Byron Trout (Gordon Brown & Associates) discussed the plan and issues that are being addressed. PennDOT issues include widening the curb & the stormsewer pipe under Country Club Road, which ties into Curd's Way. The comments have been resubmitted to PennDOT and Mr. Trout is expecting to hear from them next week. All other PennDOT permits for sanitary water, etc have been received. Comments from Borough Engineer, Jeff Shue's letter of May 19th were discussed:
 - In regards to Zoning Ordinance, rear setback is shown beyond property line on Boundary Avenue—*has been addressed.*
 - Regarding Subdivision, Comment 1A, certification/signature of Engineer—*on title page.*
 - Comment 1B, ownership signature & notarization—*on title page.*
 - Municipal Authority issues:
 - Water Main & Sewer Extension Agreement—*owner has signed; it needs to be executed with Red Lion Municipal Authority; to be done at their August 26th meeting.*
 - Posting surety—*surety amount is under review by RLMA*
 - Water feasibility report—*has been done & approved, but RLMA want it sealed by a licensed mechanical engineer*
 - Sprinkler plan—*in design now; will be addressed with RLMA*
 - Posting surety—*to be done before recording plan*
 - Erosion & Sediment Control Plan—*completed & approved*
 - MPDES Permit—*done*
 - Waiver notes—*upon Borough Council's approval of Waivers, dates will be filled in*
 - Comment 1G—Highway Occupancy Permit for stormsewer pipe & road widening—*awaiting PennDOT's comments*
 - Maintenance Agreement with York Township—*contacted Township Solicitor; awaiting his response; Mrs. Price to contact him*
 - Note #19 on plan, inspection of catch basins by York Township—*to be done prior to recording plan.*
 - Extended curbing on west side of Country Club Road—*to pick up water before inlet, noted on plan*

- Operation & Maintenance Agreement—*completed; needs to be executed before Borough Council meeting.* Jeff Shue to review prior to Council’s September meeting.

With all of Jeff Shue’s comments being addressed, Mrs. Barley made a motion to recommend conditional approval of the Land Development Plan, subject to resolution of all outstanding Municipal Authority issues prior to Borough Council’s final approval. Mr. Milner seconded. All were in favor; motion carried.

5. Mrs. Artman turned the meeting back over to Chairman Elfner.

6. **Proposed Zoning Ordinance Changes**—authorized by Borough Council to be put in Ordinance form. On 8/10/15, Mr. Craley submitted them to York County Planning Commission for review. The formal version of the following Ordinances were reviewed by Planning Commission tonight:

- Public or semi-public parking has been added as a use by right in the Residential-Outlying, Residential-Town, Commercial, Industrial, & Borough Center Zones. *Removed the public/semi-public parking allowed by Special Exception in Commercial & Borough Center Zones.*
- Multi-use building has been added as a use by right in the Industrial Zone.
- Automobile and/or trailer sales, automobile body shop, or automobile garage has been added as a use by Special Exception in the Industrial Zone. *Revised Section 605, where this was allowed in Commercial Zone, is now allowed in Industrial Zone also.*
- Section 703—Ordinance violations, time limits, etc have been added.

Mr. Frutiger made a motion to recommend approval of these Ordinance revisions; Mrs. Artman seconded. All were in favor; motion carried.

We will wait for YCPC’s comments, which will be reviewed with Borough Council. Council will then advertise a public hearing and enact the Ordinance at a future meeting.

7. With no further business before the Commission, Mrs. Artman made a motion to adjourn the meeting @ 7:21p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary