

**Red Lion Planning Commission
Meeting Minutes
Monday, February 22, 2016**

Members

Cindy Barley
Robert Frutiger
Beth Nidam
Nevin Horne
Wade Elfner

Others

Dan Shaw, Codes/Zoning
Dianne Price, Borough Manager
Stacy Myers, Recording Sec'y

Visitors

Troy Leiphart
Byron Trout

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 January 18th, 2016 Meeting Minutes; Mr. Frutiger seconded. All were in favor; motion carried.
3. **An application has been submitted by Troy Leiphart Masonry, Inc.** for a Special Exception to allow a mini-storage facility and a Variance to waive the requirements to provide public sewer, a paved access drive and paved parking spaces for the property located in the Industrial Zone at Neff Street Extended. Along with the application, Mr. Leiphart submitted a sketch plan for this lot which adjoins his mini-storage facility property. The seven requirements of a mini-storage use to allow the Special Exception were discussed from Section 27-629 of the Zoning Ordinance:
 - *Lot area must be a minimum of one acre; by combining the two lots, it will be over two acres.*
 - *Lot width must be a minimum of 100'; after combining the two lots, it will be approx. 180' wide.*
 - *Lights must be shielded to direct light onto the uses and away from adjacent properties; wall-packed lights will be used per sketch plan.*
 - *Buffers and screens shall be provided as necessary to protect neighboring properties in any Residential Zones; the site is surrounded mostly by the Industrial Zone with the exception of Cherry Hill Apartments along a portion of the property. Mr. Elfner said he visited the Cherry Hill lot today and was unable to see Mr. Leiphart's mini-storage property due to rows of trees, so they will act as the buffer/screen.*
 - *Servicing or repair of stored equipment must not be conducted on premises, also no business activities other than rental of storage facilities on premises; currently no business other than storage is conducted and Mr. Leiphart may use a few of the units for his own storage purposes.*
 - *Storage must be inside the business; OK*
 - *30' travel lane must be provided between buildings; it is at least a minimum of 30' already.*Discussion was held. Since Mr. Craley could not attend tonight's meeting, he had submitted comments regarding the Special Exception and the requirements.
 - He believes the vegetation, screening and lighting should be consistent with what was previously approved for the adjacent property, also owned by Mr. Leiphart. (Phase One)
 - All rental units will be used for strictly storage.
 - Proof of 30' between the buildings should be given, which has been done.Of note, the existing concrete pads will all be removed and the existing garage will be modified and rented as one unit. Mr. Horne questioned the distance between Mr. Leiphart's property and the Rail Trail. At this time, no buildings, paved area, stone, etc is being proposed for the area

along the Rail Trail. For security reasons, some kind of border, fence or grading may be added at a later date, to define the area.

Mrs. Barley made a motion to recommend approval of the Special Exception for use of a mini-storage facility; Mr. Horne seconded. All were in favor; motion carried.

4. The three Variances that Mr. Leiphart was requesting were as follows:

- *From Section 27:307.9--principle use not provided with public sewer; no need for public sewer for mini-storage facility. Public sewer is on Neff Street; however, there is no need to tie into it.*
- *From Section 27:410.6—paved parking spaces required; not necessary with this use. Stone will be used to be consistent with what is on adjacent lot.*
- *From Section 27:412.5—paved access drive required; not necessary and more stormwater runoff is created with paved surfaces. The access drive will be stone to be consistent with adjacent lot. Two infiltration structures are on the property per the sketch plan.*

In regards to the above three Variance requests, Mr. Craley recommended the Commission's decision be consistent with that of the previous application for the adjoining property (Phase One).

Ms. Nidam made a motion to recommend approval of the Variance for the requirement to connect to public sewer, to provide paved parking spaces and to provide a paved access drive. Mrs. Barley seconded. A vote was taken, motion carried with Mr. Frutiger opposing.

Mr. Leiphart will go before the Zoning Hearing Board on Tuesday, March 15th, @ 6:00p.m. for approval of his Special Exception and Variances.

5. Commission members will sign paperwork for Village Realty/Country Club Road plan tonight.
6. With no further business before the Commission, Mrs. Barley made a motion to adjourn the meeting @ 7:34p.m. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary