

**Red Lion Borough Planning Commission  
Meeting Minutes  
Monday, April 15<sup>th</sup>, 2024**

**Members present**

Cindy Barley  
Beth Nidam  
Muriel Slenker  
Evan Hiester  
Wade Elfner

**Others present**

Michelle Poole, Codes/Zoning  
Samantha Craley, Solicitor  
Mike Craley, Solicitor  
Stacy Myers, Recording Sec'y

**Visitors**

Justin Heim  
Brady Greer  
Corey Wolfe

1. The meeting was called to order @ 7:00pm followed by the pledge to the flag.
2. **Approval of Meeting Minutes**—Ms. Nidam made a motion to approve both the March 18<sup>th</sup>, 2024 Meeting Minutes and the April 4<sup>th</sup>, 2024 Work Session Minutes. Mr. Hiester seconded. All were in favor; motion carried.
3. **Justin Heim** was present tonight to express interest in serving on the Borough Planning Commission. Justin read in the Borough newsletter that there is a vacancy on the committee and contacted Michelle about it. A little about Justin—he & his wife live in the new N. Franklin Street apartments (Red Lion Table Co.) & he used to conduct maintenance for that property management company, but more recently accepted a position as Construction Project Manager with Four Squares York, a veteran & minority-owned company. He's been in construction for 5 years & is interested in becoming more involved in his community, hoping his construction background will be an asset.  
Atty. Craley confirmed that Borough Council would appoint Justin to the committee, which would still leave one remaining vacancy on Planning Commission.  
Mr. Elfner explained the job of the Planning Commission is to review & recommend to either Borough Council or the Zoning Hearing Board. Michelle encouraged Justin to attend May's Work Session to see how Council operates, as they will appoint him to Planning.  
Ms. Nidam made a motion to recommend appointing Justin Heim to Red Lion Borough Planning Commission. Mrs. Slenker seconded. All were in favor; motion carried.  
Atty. Craley noted, with the passing of Bob Frutiger, a position on the Zoning Hearing Board creates a vacancy. With another member moving away & the alternate position already vacant, there will be 3 vacancies on that board. ZHB members cannot hold any other elected or appointed office in the Borough. The vacancies have been posted in the newsletter & will also be posted on Savvy Citizen, the Facebook page & Red Lion Happenings.
4. **Discussion continued on the sign portion of the Borough Zoning Ordinance.** Mr. Hiester forwarded a model ordinance from Montgomery County that he felt had a lot of useful information that could be used as a reference, especially for definitions. It's not implemented by every township or borough in Montgomery County, but their County Commissioners published it and recommend it for their use.  
It's very comprehensive & detailed, some committee members feel it's a little too involved, as we want an enforceable ordinance that's not overly cumbersome for the Zoning Officer. But if there's a definition from the Montgomery Co. example that is better than what Red Lion currently has, we could certainly consider using it.  
Atty. Craley & Mrs. Poole will review the Montgomery County ordinance a little more before next month's meeting.

The committee continued reviewing Spring Garden’s Sign Ordinance, the section “Permitted Signs” & compared it to the list of definitions being considered.

The following is for all zoning districts, size (in square feet), and whether or not a permit is required. *Revisions and/or additions in bold, italicized print.*

<u>Type of Sign</u>	<u>Maximum Size (Sq.Ft.)</u>	<u>Permit Required</u>
a) Official traffic signs, traffic control, parking regulation, street names	N/A	No
b) Directional signs installed on private property <i>(including the street right-of-way)</i> Current definition of DIRECTIONAL SIGN—A sign which is for directing <i>persons</i> to an establishment off the main traveled thoroughfare or to service clubs, churches, or other nonprofit organizations.	6 sq.ft.	No
c) Temporary political campaign, activity or event— <i>this to be removed</i>	N/A	N/A
d) Yard and garage sale/auction sale	<b>6 sq.ft.</b>	To be reviewed (per Chapter 13:404 of ZO)
e) Directional sign for real estate open house (allowed three days prior to and removed on closing day of event).	6 sq.ft.	No
f) Civic, philanthropic, educational, religious or nonprofit organization fundraising campaign, drive or event. <i>These could be up longer than 30 days. For 30 days or less</i>	<b>24 sq.ft.</b>	<i>No</i>
	<i>Over 30 days, but not to exceed 90 days within a 365-day period</i>	<i>Yes</i>
g) Business promotion signs advertising the temporary sale of products, goods, or services.	<b>24 sq.ft.</b>	Yes
h) <i>Pole signs or over-the-street banner—to be defined as “a permanent mounting on a pole or on any wire which stretches across any vehicular passageway”.</i>	<i>Unlimited size</i>	<i>Yes</i>
5. <b>Additional business before the Committee</b> —Corey Wolfe was present tonight to introduce himself. He’s a Red Lion graduate, sits on the York City Planning Commission and is involved with ROARS. He’s an advocate for public art and organizations which promote it.		
6. <b>Adjournment</b> —Ms. Nidam made a motion to adjourn the meeting @ 8:35p.m. Mrs. Slenker seconded. Motion carried, meeting adjourned.		

Respectfully submitted by:

Stacy Myers, Recording Secretary