RED LION BOROUGH PLANNING COMMISSION MINUTES
Monday, April 21, 2025

Members present
Cindy Barley
Muriel Slenker
Wade Elfner
Jay Nolt, Zoning
Evan Hiester
Beth Nidam

Others present
Michelle Poole, Borough Manager
Sam Craley, Asst. Solicitor
Mike Craley, Solicitor
Amanda Runkle, Secretary/Treasurer

Visitors

LuAnn Hildebrand	Byron Trout	Sam Haldeman
Jordan Ilyes	Kevin Hodge	Ian Montgomery
Tate Kibler	Kristine Cousler-Womack	

1. The meeting was called to order at 7:00 PM with the pledge to the flag.
2. Approval of meeting minutes- Mrs. Barley made the motion to approve the February 24, 2025, meeting minutes; Mr. Heister seconded. All in favor; motion carried.
   Mrs. Barley made a motion to approve the March 17, 2025, meeting minutes; Mr. Heister seconded. All in favor; motion carried.

3. **PUBLIC COMMENTS-**

- **Byron Trout, 175 Linden Ave, Red Lion-** Requesting Planning Commission opinion on developing property for townhouses off Boxwood Rd. There were previous drawings created for a church and townhouses in the past but never followed through. Currently zoned residential, but zoning has changed, and townhouses are now not permitted. Possibly rezone as industrial with variance for townhouses since all the properties around are townhouses, he would prefer to keep that type of residence to match the area surrounding. Atty Craley suggested cluster development, but you need 10-15 acres and currently it is 3-3.5 acres with wetlands. Atty Craley also suggested to subdivide for 2 or 3 single family homes, but Mr. Trout advised his goal is to keep it the same type of homes in the area which is townhouses. Atty Craley would like to research when the zoning was changed in this area (possibly 1988) from Industrial and see any old plans for this area to show proposed uses. Mrs. Barley asked what restraints there are for the wetlands and Mr. Trout guaranteed he would accommodate all the necessary constraints for all wetlands.
- **Tate Kibler, 411 S. Main St., Red Lion-** Requesting a sign variance at the residential town zoned property (411 S. Main St, previously Dr. Payne's office) for a 48" x 48" illuminated sign. The previous sign is 2' x 2' on a pole. This currently has 4 individual tenants possible using this facility hoping to use signage to get more traffic. Mrs. Nidam noted with the new changes to the sign ordinance, it would allow for a 4 ft square sign (2" x 2"). Atty Craley suggested we dismiss this sign variance if it is not disrupting reasonable use of the property for business, it should not be permitted. Mr. Heister noted it is possible that the illumination could disturb the current residents. Mrs. Barley made a motion to recommend denial of this variance, however if the Zoning Hearing Board approves the variance, Planning Commission recommends a condition that the illumination must end at 10 pm.; Mr. Heister seconded. All in favor, motion carried.
- **Jordan Ilyes, 211 W Broadway, Red Lion-** Requesting a parking variance at the 21 W. Broadway location. Mr. Ilyes is not positive about the number of spots he needs due to working with the Borough to purchase or lease spots in the municipal lot. Proposing 28 apartments,14 (1) bedrooms, 14 (2) bedrooms and 2 retail units on the 1st floor. Proposes assigning spots for residents and with only 2 retail spots in said building, there should not be as many issues with dumpsters and deliveries of product. Mr. Ilyes plans to make the lower level (basement) a parking area and has other locations in other areas of York where he allocates 1 space per 1 bedroom

and 2 spots per 2 bedroom or 1.5 spots per apartment. The basement car parking will cover 31 spaces so he will need 26 spaces. Atty Craley noted this will not have as much of an adverse impact on the community as Franklin St. since it does not affect the parking of residents in this area other than Pine St possibly. To meet the ordinance, Mr. Ilyes needs 26 more space, but he is requesting a variance to need 15 more. Mr. Heister stated he thinks we are limiting the municipal lot if we give up any spaces. **Ian Mongomery** stated he suggests we keep the municipal lot due to needing it for extracurricular activities or not making them reserved so they can be used when they are not in use for business. **Kristin Cousler-Womack, 14 S. Park St., Dallastown-** works for Community Reach where people abuse the system currently and park in areas they are not permitted. Atty Craley questioned Mr. Ilyes on the church parking at other locations he owns, and they have come to an agreement where as long as the residents are not parked at the church on Sunday, they allow parking at their facility. The contracts previously in place with the Bethany and St. Paul are no longer valid. **LuAnn Hildebrand, 833 S Main St., Red Lion-** will not park in the municipal lot due to the price being so high compared to the meter. Mrs. Slenker noted parking is not as much of an issue as residents of the borough make it. If you visit big cities, you have to walk to get to your residence and it is understood. In Red Lion, it has become convenient to complain about parking but there is ample parking, just not at a convenience for everyone. Mrs. Barley asked where the dumpster will go for this property and Mr. Ilyes plans to speak to adjoining businesses to possibly work together. Atty Craley suggested we approve this variance as it is a viable idea, and the benefits outweigh the negative impact on the community. Mrs. Nidam made a motion to recommend the approval of the variance application as submitted with Mr. Ilyes agreeing to make a good faith effort with all adjoining businesses to inquire on leases for parking at all adjoining businesses and property owners, Mrs. Barley seconded. All in favor, motion approved.

4. **TRANSIENT BUSINESS PERMITTING ORDINANCE-** Atty Craley confirmed all members have a second draft copy of the Ordinance No. 2025 stating that nonprofit organizations will be exempt from paying any fees for up to four (4) craft or vendor fairs per calendar year, per location. This ordinance is also offering an exemption for inside residential dwellings, such as “In home” parties to include Avon, Tupperware, etc. **LuAnn Hildebrand, 833 S Main St., Red Lion** commented on the current ordinance being vague, confusing and has served it’s time as times have changed. The original ordinance was intended to protect sellers, but today’s cottage industry has changed from produce and dairy to jewelry and homemade crafts. Since this ordinance has not been enforced for such a long time, it makes it difficult to enforce now. Atty Craley stated the reason for having this transient license was to keep sellers (vacuum, cable, etc.) out of the borough. Possible option for each vendor not to get a license and rather when streets are going to be closed for an event, the committee in charge pays the borough for the time and work done by the Red Lion Public works and office staff. Mrs. Barley requested a cost analysis of the cost of the public works and office team for events such as the street fair. Mrs. Nidam made a motion to recommend to the council limiting the transient permit license to parade and special events only and to review cost recoupment where the borough is actively involved in the event, Mrs. Slenker seconded. All in favor, motion carried.

5. **RECESS** – Meeting was recessed at 9:13 pm. to reconvene on April 30, 2025, at 7 pm to discuss the sign ordinance.

Red Lion Borough Planning Commission Work Session Meeting Minutes
Wednesday, April 30th, 2025

6. **RECONVENE** – Meeting was called to order at 7:00 pm to discuss the sign ordinance. In attendance were Michelle Poole, Borough Manager; Jay Nolt, Zoning; Evan Heister, Beth Nidam, Wade Elfner, Muriel Slenker, Amanda Runkle, Treasurer.

7. **From Spring Garden Township's Sign Ordinance #5 under Type of Sign with our corrections—*Section 310-13***

Projection of Signs (Section F)-

#1**—**Replace with #6 (Projecting signs shall not interfere with normal pedestrian or vehicular traffic and shall not be less than nine feet six inches above the pavement or the ground.)
#**2**—OK to keep-change from Twp to Borough- (No sign may project over a street unless specifically authorized by other Borough or state regulations)
#3—OK to keep as is (No sign may project more than 25 feet above the ground except for an attached sign that may project 10 feet above the roof of a building, providing the sign so placed does not project more than 35 feet from the ground to the highest part of the sign)
#4—OK to keep as is— (Wall signs shall not extend beyond the edge of any facade or other surface to which they are mounted and shall not project more the 12 inches from the wall's surface)
#5—OK to keep as is— (Projecting signs shall not extend more than four feet from the wall or surface to which they are mounted).

Illumination of Signs (Section G)

#1—Remove totally
#**2**—OK to keep as is- (A sign may be illuminated only if the lighting is so screened that it is not directed or reflected toward any abutting property or adjacent residence, and so it does not distract or not obstruct the vision of motorists or pedestrians)
#3—Change 200 ft of traffic signal not highway (Flashing and intermittent lights, and signs which are illuminated in the colors red. Green, or amber which produce high reflections through the use of special preparations such as fluorescent paint or glass, may not be located within a radius of 200 feet of a traffic light or similar safety device or from the center of any street intersection. No red, amber or green lights shall be permitted higher the 15 feet above ground level).
#4—Remove totally
#5—OK to keep as is, but may change watts and add lumens—(Nameplate signs displaying the name and address of the occupant of a dwelling or dwelling unit, and signs identifying a permitted home occupation, displaying the name, profession or activity, shall not be internally illuminated or illuminated by any lighting having a total wattage of more than 100 watts).
#6—Remove totally

8. **ADJOURN** – With no further business before the Commission, Mrs. Nidam made a motion to adjourn the meeting @ 8:30pm. Mr. Heister seconded. Motion carried, meeting adjourned.

Respectfully submitted by:
Amanda Runkle, Treasurer