

**RED LION BOROUGH PLANNING COMMISSION MINUTES**  
**Monday, August 18, 2025**

**Members present**

Cindy Barley  
Beth Nidam  
Evan Hiester  
Muriel Slenker  
Wade Elfner

**Others present**

Michelle Poole, Borough Manager  
Sam Craley, Asst. Solicitor  
Amanda Runkle, Secretary/Treasurer  
Erick Sowers, Zoning

**Visitors**

LuAnn Hildebrand                      Ian Montgomery                      Aleksa Keithan                      Barry & Holly Seace

1. Meeting called to order by Wade Elfner at 7:02 PM with the pledge to the flag.
2. Review meeting minutes from July 21, 2025. Ms. Barley made a motion to approve with the correction of her name in section 2, Ms. Nidam seconded; all in favor, motion carried.
3. **PUBLIC COMMENTS (items not on agenda)-**
  - A. Ms. Poole introduced Erick Sowers as the new Zoning Officer
  - B. Evan Heister joined the meeting at 7:04 pm.
4. **675 S MAIN ST, presented by Barry Seace –**

Sam Craley, Atty- "This is an informal discussion with the Planning Commission and is NOT meant in any way to be binding or determinative on behalf of the Borough. The Board will NOT issue an advisory opinion, nor will the Zoning Officer until specific plans are provided through the formal submission process."

Barry Seace presented drawings and information on 675 S Main St., the location he is interested in purchasing for his business, Security fence. He explained he would like to put a storage area beside and behind the building with a 6 ft fence for security and public safety. Board members discussed that the current 2 parcels would need to incorporate reverse subdivision to join the parcels and make 1. He would then have to apply for a variance to allow for the extension of the fence on the Walnut St side of the building since property is a corner lot with 2 front yards. Ms. Poole and Atty Craley noted it would be hard to get that variance since there is no hardship to use the property. Mr. Seace explained he plans to use the building for displays and advertising for his business.

5. **719 PINE St-** Mr. Elfner requested zoning review this property again. He said there are undriveable vehicles there and that the residents are living in the building on the property. Mr. Sowers advised he would review.
6. **TRANSIENT BUSINESS-** Atty Craley did not have a chance to review so she will send to board within the next week, and discussion will continue at the next meeting for approval.
7. **SIGNS ORDINANCE-** Ms. Nidam requested more time to review what was sent compared to her notes.
8. **ADJOURNMENT-** Ms. Barley made a motion to adjourn at 7:51, Ms. Slenker seconded. All in favor; motion carried.

Respectfully submitted by:  
Amanda Runkle, Treasurer