

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

**Members present**

Beth Nidam  
Cindy Barley  
Muriel Slenker  
Evan Hiester  
Justin Heim  
Wade Elfner

**Others present**

Michelle Poole, Asst. Borough Mgr.  
Samantha Craley, Solicitor  
Mike Craley, Solicitor  
Stacy Myers, Recording Secretary

**Visitors**

Andrea Anderson, Atty.  
Lowell Anderson  
Dennis Klinedinst

Ricky Ranvir  
John Wilson, Atty.  
David Thompson

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 the June 17<sup>th</sup>, 2024 Meeting Minutes; Mr. Hiester seconded. All were in favor; motion carried.
3. **Public Comment**—none.
4. **Review & make recommendation to the Zoning Hearing Board for application 2-07-24 for a Special Exception, submitted by Cheema Ranvir, LLC for a service station or convenience store dispensing fuel use at 675 S. Main Street, located in the Commercial Zone.** Atty. John Wilson (CGA Law Firm) represented Ricky Ranvir who recently purchased the property that was most recently Anthony's Affordable Plumbing & Heating. This use listed above is permitted in the Commercial Zone by Special Exception. The property is 1,000sq.ft. and the existing canopy would house two of three fuel pumps with the 3<sup>rd</sup> pump containing diesel and being installed at the eastern side of the property. Mr. Wilson stated the hours of operation would be 5am-11pm (7 days a week) with staff consisting of two full-time & two part-time employees (one 8-hr. shift each). The application is proposing 6 parking spaces on the property, per Section 410 of the Borough's Zoning Ordinance which requires one parking space per every 400sq.ft. of gross floor area, so the 6 proposed spaces should be adequate.  
Atty. Wilson stated vehicles will be able to access the property via 6 different access points. There are 3 adjoining streets; South Main Street, East Walnut Street & Lemon Lane; however, Mrs. Barley said she only saw one access point off Lemon Lane. Fuel tanker trucks (ranging from 42'-45' in length) and grocery delivery trucks (approx. 25' in length) can both access the property. The criteria for this specific use was discussed, which the property is able to comply with, so the applicant won't be applying for any Variances for the following:
  - Minimum lot size
  - Building setbacks
  - Fuel dispenser setbacks
  - Access drives
  - Landscape requirementsThe Special Exception criteria listed below can also be met:
  - The nature, intensity & location of the proposed use must comply with the development of the Zone. *The history of this property is known, being of similar or nearly identical as to the proposed use in the Commercial Zone. This location housed a Scat gas station in the 1970's.*
  - Must have adequate water supply, sewer disposal, storm drainage, fire & police protection. *The property is served by the public water & sewer system, and nothing is proposing to be changed with the impervious on the property, so no problems relating to that are foreseeable. No additional burdens to fire & police services are expected.*
  - Adjacent land & buildings will not be discouraged, and their value will not be impacted. *This location has historically had identical or similar uses and is located in the Commercial Zone.*

*While there are residential properties, as well as industrial in this area, the proposed use is not viewed as problematic for or taking anything away from adjoining properties.*

- The use will have property location with respect to existing or future streets, giving access to it and not causing traffic congestion. *Again, the 3 adjoining streets are adequate and well-prepared to handle the traffic load.*

Questions from the Committee members:

- In regard to the property location/proposed traffic load, have any traffic studies been done? *Not at this location, but Mr. Ranvir has similar facilities in Harrisburg & Lancaster and sees no issues with traffic congestion or flow.*
- In regard to signage on the property, Mr. Ranvir said the gas station/convenience store can be operated as is using the current signage. The Committee is in the middle of updating the Borough's Sign Ordinance, so at this time, no electronic, LED, scrolling-lit signs are allowed. Mr. Ranvir understands this and will adhere to it.
- How was the traffic years ago when this was an operating gas station? *There is a lot more traffic now from the last time that was an operating station; however, for this use, people are going to stop by for gas, quick groceries, etc. and leave. It won't generate a lot of traffic or congestion ON the property. We will see how this will impact nearby residential driveways (traffic pulling in & out) although the Committee doesn't foresee it being a problem.*
- Will the outside lights remain on after the store closes? *No*
- With the nearby residential properties, can the opening be 6am rather than 5am? *Mr. Ranvir has no problem opening at 6am instead of 5am. This property IS in the Commercial Zone, but the hours of operation could be reviewed by the Zoning Hearing Board.*

Comments from audience members:

- Dennis Klinedinst suggested the hours of operation be 6am-11pm, in addition to a restriction being put on deliveries during the night thru early morning. Atty. Craley suggests this be an issue addressed by the ZHB.
- Atty. Craley also suggested the applicant verify their parking spaces meet the Ordinance requirements, and that the canopy lights do not shine on neighboring properties.

Mrs. Barley made a motion to recommend approval of the Special Exception and for the Zoning Hearing Board to review potential restrictions on hours of operation and tanker/truck deliveries if input is received from neighbors. Mrs. Slenker seconded. All were in favor; motion carried.

5. **Review & make a recommendation to the Zoning Hearing Board for application 03-07-24 to add a "personal service" use of a Salon to the current use as a Photography/creative studio at 201 S. Charles St., Unit 4, located in the Residential Town Zone.** Dave Thompson is the owner of this property, formerly Failor's Photography. There are already multiple exceptions in place for this building (formerly Red Lion Jr. High) which houses a daycare, condominiums and business office space. Mr. Thompson said Unit 4 has its own separate entrance, and the photography studio alone is well over 6,000sq.ft. He has a friend who currently owns a salon & wants to bring their services to Red Lion. Mr. Thompson plans to keep the photography studio use but believes the personal service/salon use coincides well with that. He also plans to offer music lessons & podcast services out of the same location. His wife is a music teacher & opera singer, so she would conduct the music lessons. Mr. Thompson said that use got approved the last time they applied. The only thing being requested now is the personal services use. The salon's use will be an appointment-based business, so Mr. Thompson doesn't feel there will be a large impact on traffic & parking, as not all the salon chairs will be filled at one time.

Questions/concerns from Committee members:

- Who will operate the salon? *There will be two owners who are licensed to do hair, nails & skin, although the hair will be in a separate area that is 630sq.ft. Three chairs are being proposed for nail services.*
- Where will all of the customers park? During drop off & pick up at the daycare, on-street parking is filled and the parking lot across the street is owned by the daycare. *Mr. Thompson was*

*proposing to use the parking spaces at the Community Building. He said he's currently discussing renting a few spaces from the daycare.*

- With respect to noise levels & neighbors, how long will the proposed construction for the salon take? *The building is a very strong, secure building with concrete floors. The neighboring condominiums & daycare occupants shouldn't be disturbed by construction.*
- The biggest concern of the Committee & Atty. Craley is parking & feel that should be Mr. Thompson's 1<sup>st</sup> step before going to the Zoning Hearing Board. They don't foresee customers wanting to park a block away & walk up the hill to patronize the salon. For this reason, Atty. Craley would suggest the Committee not recommend approval due to the uncertainty of the parking issue, because the applicant must prove at the time of the Zoning Hearing that he can meet all the Ordinance requirements. The ZHB would determine how much parking would be required.
- Mr. Thompson can decide whether or not he wants to move forward with the application & present it to the ZHB or withdraw the application in order to ensure he has everything he needs & all that is required in place.

Ms. Nidam made a motion to recommend approval with the applicant giving strong consideration to having adequate parking. Mrs. Slenker seconded. All were in favor; motion carried.

6. **A Zoning Change Request Proposal for 20 E. Prospect Street, Red Lion was received from SLCL Anderson.** This property is located next to Mazie Gable Elementary School and the applicant is requesting to have the property rezoned from Industrial to either Residential Outlying or Residential Town in order to create 5-10 units from a single-family attached dwelling. Atty. Andrea Anderson confirmed she has the ability to make decisions on behalf of SLCL Anderson Partnership. Lowell Anderson was also present tonight. The property is listed as .75 acres and is located approx. 254' off of Church Lane (at corner of Prospect Street & Church Lane). The applicant believes it would be difficult to use this property as industrial and that it would be better suited as residential being that it's surrounded by residences & next to an elementary school. Atty. Craley said the property is very small for an industrial use & has never been used as such. Unless the Committee is concerned about the loss of this industrial space, he feels rezoning it makes sense.

After more discussion on permitted uses of both the RT & RO Zones, Ms. Nidam made a motion to recommend approval of rezoning 20 E. Prospect Street from Industrial to Residential Town; Mrs. Barley seconded. All were in favor; motion carried.

7. **Adjournment**—With no further business before the Committee, Mrs. Barley made a motion to adjourn the meeting @ 8:30pm. Mrs. Slenker seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary