

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

Members present

Cindy Barley
Beth Nidam
Evan Hiester
Muriel Slenker
Wade Elfner

Others present

Michelle Poole, Borough Manager
Sam Craley, Asst. Solicitor
Mike Craley, Solicitor
Jay Nolt, Zoning
Amanda Runkle, Secretary/Treasurer

Visitors

LuAnn Hildebrand James Hott

1. Meeting called to order by Wade Elfner at 7:00 PM with the pledge to the flag.
2. Review meeting minutes from 5/19/25 & 5/28/25. Ms. Nidam made a motion to approve, Ms. Barley seconded; all in favor, motion carried.
Review meeting minutes from 6/16. Ms. Barley made a motion to approve, Mr. Heister seconded; all in favor, motion carried.
3. **PUBLIC COMMENTS (items not on agenda)-**
 - A. **James Hott, Community Reach, 15 First Ave** – requesting a special events permit for Feb 28, 2026, 5k run that will start and end at the Red Lion High School. Ms. Poole advised he should attend the work session with all the information including the path to be taken and then will decide at the council meeting in Aug.
4. **PROPOSED ACT 537 PLAN AMMENDMENT** – Reviewed current status and questioned if there were any negative reasons to not approve- none determined. Ms. Barley made a motion to approve the amendment eliminating Pump Station B. Ms. Slenker seconded; all in favor, motion carried. Planning Commission authorizes Ms. Poole to sign and send a letter for approval.
5. **CLUSTER DEVELOPMENT DEFINITION** – Discussion on needing the definition of cluster definition in different zones. Determining the land is not readily available in the Red Lion Borough so it would be best to eliminate. Ms. Nidam made a motion to recommend deleting any reference to “cluster development”. Ms. Slenker seconded; all in favor, motion carried.
Reference: H 27 §303.3.58
Reference: H 27 §324.3.C
6. **TRANSIENT BUSINESS LICENSE-** Mr. Heister reviewed the notes and spreadsheet giving numerous examples and scenarios. Discussed how to provide info whether use charts or wording.
The next step is to forward to Atty Craley to revise, return to Planning Commission for final review, and then send to council for approval.
7. **SIGNS ORDINANCE-** Discussion on the retail business signs (H) to include timing on static signage, flashing, blinking, changing, etc.

Also discussed abandonment and ownership of signs (I & J). Eliminate some wording (L & M) possibly.

8. **ADJOURNMENT**- Mr. Elfner adjourned the meeting at 8:36 pm.

Respectfully submitted by:
Amanda Runkle, Treasurer