

RED LION BOROUGH PLANNING COMMISSION MINUTES
Monday, May 19, 2025

Members present

Cindy Barley
Beth Nidam
Wade Elfner
Jay Nolt, Zoning
Evan Hiester

Others present

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

Visitors

LuAnn Hildebrand Prabhjot Singh (Pali) Ken Orwig

1. The meeting was called to order at 7:00 PM with the pledge to the flag.
2. Approval of meeting minutes- Mrs. Nidam made the motion to approve the April 21 & 30, 2025, meeting minutes; Mr. Heister seconded. All in favor; motion carried.
3. **PUBLIC COMMENTS (items not on agenda)-**
 - None
4. **675 S Main St LLC special exception recommendation request-**Pali is requesting a special exception at this location for a gas station and C store. Currently there are no gas tanks, but they are not changing the property, only adding the tanks. No beer or vape equipment will be sold. This will be a convenience store with fuel and lottery and the hours will be 6:00 am- 10:00 pm. Pali supplied a drawing with the location of the pumps, lights and lighting. Concern came up with people exiting onto Lemon Lane which is not in good condition (possible use of Walnut St) if they put the pumps in the rear of the building and also additional parking for patrons who just want to use the convenience part of the store and not purchase fuel. Pali stated he will have a full plan at a later date, and he has owned a property on W Market St for approx. 10 months.
Atty. Craley suggested Pali review the previous decision from the Zoning Hearing Board for this property for a similar application and make sure he has all of his ducks in a row when he goes in front of the Zoning Hearing Board. There will be no Land Development plan needed for this as well.
Mrs. Barley made the motion to recommend for approval, Mr. Heister seconded. All in favor; motion carried.
5. **TRASIENT BUSINESS LICENSE-** Tabled until next month until Mrs. Barley and Mr. Heister can get together to further discuss this.
6. **SIGNS ORDINANCE-** Lumens were discussed as previously 250at night and 5000 during the day permissible. Possibly get specs from the owner instead of purchasing a meter to determine if they are too bright. Would a meter be worth the funds to purchase and keep for enforcement since enforcement puts the burden on the borough? "Is the juice worth the squeeze" stated Mrs. Barley. Currently there is nothing in an ordinance for lighting to hold anyone accountable, but a nuisance ordinance can be used if there is a complaint. Possible new ordinance can be 150 lumens in the town area and lower to 100 out of the immediate town. Atty Craley noted to use sunrise to sunset or business open to close.
7. **RECESS-** –Motion was made by Mrs. Nidam to recess at 8:13 pm. to reconvene on May 28, at 6 pm to discuss the sign ordinance. Mr. Heister seconded. All in favor, motion carried.4

Red Lion Borough Planning Commission Work Session Meeting Minutes
Wednesday, May 28, 2025

8. **RECONVENE** – Meeting could not be held due to not having a quorum.

Respectfully submitted by:
Amanda Runkle, Treasurer