

RED LION BOROUGH PLANNING COMMISSION MINUTES
Monday, November 17, 2025

Members present

Cindy Barley
Beth Nidam
Evan Hiester
Wade Elfner

Others present

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

Visitors

LuAnn Hildebrand Aleksa & Justin Keithan Jen Dettinger

1. Meeting called to order by Wade Elfner at 7:00 PM with the pledge to the flag.
2. Review meeting minutes from October 20, 2025, with spelling corrections of Sam Craley-Byerts and Evan Hiester's name. Ms. Barley made a motion to approve, Mr. Hiester seconded; all in favor, motion carried.
3. **PUBLIC COMMENTS (items not on agenda)-**
 - A. LuAnn Hildebrand congratulated Mr. Elfner on winning the Catherine Meyer award.
 - B. Mr. Hiester questioned the comprehensive plan, funding for the plan and noted the last one was done in 2010.
4. **Zoning issues to discuss -**
 - A. In-law quarters- Ms. Poole explained she recently was involved with the York County Planning Commission on senior housing issues. Atty Craley explained in order to be considered a dwelling, the space would have to have a kitchen. Commission is to review other municipalities and come to the table with options to add this to the ordinance.
 - B. Airbnb and VRBO- discussion on whether considered a rental property since an obligation of the landlord is to keep the Borough informed of the tenant at said facility. If we are to change this Ordinance, we must be very specific whether we will require a management company to run the facility or what other requirements will be needed.
 - C. Carports- Current definition does not allow this in the side yard as it is an accessory structure. This is something that needs to be discussed further.
 - D. Commercial schools- all commission members agree to allow commercial schools (defined in ordinance as a school conducted for profits) in industrial zones.
 - E. Breweries and Distilleries- currently being treated as a tavern in the zoning ordinance, but the issue is they make the product from which the ingredient waste can cause issues. Discussion over HazMat material and obligations of the brewery/ distillery to dispose of material. Atty Craley noted if we want to create this as a use, it will take a lot of work or possibly just change some definitions.
 - F. Outdoor storage as a use, not as an accessory use- Discussion was to make this industrial zone.
 - G. Standards for special exception for multi-use buildings- need to review the need for every use to need to be required to go through a special exception to be approved once a building is deemed multi-use.

- H. Single family attached dwellings needs added to the code- Atty Craley will complete this.
- I. Add M&T Bank to the Zoning map.
- J. Correct 64 and 66-70 N Main St to be included in Borough Center zone on zoning map
- K. Add properties to Industrial zones on Cypress and Keener Lane
- L. Parking for bowling alley is not a high priority as it is not an issue currently.
- M. Add parking requirements for rooming homes to the to do list.
- N. Add parking requirements for Day Care/ nursery school to the to-do list.
- O. Loading/ Unloading zones are not currently required. If we were to add this requirement, we would not be able to have any business since there is limited room in the Borough.

Ms. Nidam requested not having a planning meeting in December if there are no zoning issues to be discussed due to the holidays.

6. **ADJOURNMENT**- Ms. Barley made a motion to adjourn at 8:10 PM. Ms. Nidam seconded.

Respectfully submitted by:
Amanda Runkle, Treasurer