

**Red Lion Borough Planning Commission Meeting Minutes**  
**Monday, October 21<sup>st</sup>, 2024**

**Members present**

Beth Nidam  
 Cindy Barley  
 Evan Hiester (via Zoom)  
 Wade Elfner

**Others present**

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

1. The meeting was called to order @ 7:00pm followed by the pledge to the flag.
2. **Approval of Meeting Minutes**—Mrs. Barley made a motion to approve the September 16<sup>th</sup>, 2024 Meeting Minutes; Ms. Nidam seconded. All were in favor; motion carried.
3. **Public Comment/Visitors**—none
4. **Discussion continued on possible changes to the Sign portion of the Red Lion Borough Zoning Ordinance.** The following are suggested revisions/additions—
  - **Identification of Apartment Complex**—Two or more buildings, each containing multi dwelling units on a single lot or contiguous lots, which are owned and operated by one owner in which residents have access to shared facilities. The shared facilities may include parking, recreation, laundry facilities, and similar amenities. **\*\*Also add Subsection a)** Such signs shall not include advertising.  
**\*\*this to be added to the Residential Town, Residential Outlying, Commercial & Industrial Zones.**
  - **Identification of Apartment House**—a building occupied by 3 or more dwelling units.  
**\*\*this to be added in ALL zones.**
  - **Electronic, changeable copy signs**—the committee members agree that bright, garish signs are not attractive and can be distracting to drivers, especially those that flash or change often with their messaging. Atty. Craley said we could permit them if they are limited to the building or within the window of the building, are not flashing & only change from “Open”, “Close” and/or when prices change (gas prices, etc.).  
**\*\*more review & discussion on this for ALL zones.**

<u>Type of Sign</u>	<u>Maximum Size (RO &amp; RT Zones)</u>	<u>Permit required</u>
Identification of apartment house	20 sq. ft.	Yes
Identification of apartment complex	160 sq. ft. (or 3 sq. ft. for each linear foot of building frontage, whichever is greater, and can be made up of multiple signs)	Yes

<u>Type of Sign</u>	<u>Maximum Size (Borough Center)</u>	<u>Permit required</u>
Identification of apartment house	20 sq. ft.	Yes

<u>Type of Sign</u>	<u>Maximum Size (Commercial &amp; Industrial)</u>	<u>Permit required</u>
Identification of apartment house	32 sq. ft.	Yes
Identification of apartment complex	160 sq. ft. (or 3 sq. ft. for each linear foot of building frontage, whichever is greater, and can be made up of multiple signs)	Yes

- **From Spring Garden Township’s Sign Ordinance**
    - **#5 under Type of Sign—Section 310-13 (Spring Garden Ordinance)—Remove altogether—**  
*“Notwithstanding the foregoing, no signs shall be permitted which advertise a no-impact home-based business.”*
    - **Illumination of Signs (Section G)**
      - #1—Remove altogether (Flashing & intermittent lights are permitted only in Commercial or Industrial Park Zone).
      - #2—OK to keep--**A sign may be illuminated only if the lighting is so screened that it is not directed or reflected towards any abutting property or adjacent residence, and so it does not distract or not obstruct the vision of motorists or pedestrians.**  
\*\*Need to define “direct” and “indirect”, as well as “external” vs. “internal”, and discuss signs mounted internally but projecting externally.
    - **Setback of Signs (Section E)**
      - #1—Remove altogether (No portion of a sign may be closer to a street ROW line than 10 feet, except for a sign less than three feet in height).
      - #2—OK to keep--**No sign is permitted within a clear sight triangle, as provided in the Borough Subdivision and Land Development Ordinance, at an intersection that, in the opinion of the Zoning Officer, will obstruct the vision of motorists.**
      - #3—OK to keep--**No sign shall be located or arranged that it interferes with pedestrian or vehicular traffic because of glare; blocking of reasonable sight lines for streets, sidewalks or driveways; confusion with a traffic-control device (by reason of color, location, shape or other characteristic); or for any other reason.**
      - #4—Remove altogether (For all uses, an advertising and a business sign must be at least 60 feet apart.)
      - #5—Remove altogether (No advertising or business sign exceeding 30 square feet in area may be located within 75 feet of an Residential Outlying or Residential Town Zone).
    - **Projection of Signs (Section F)**--Atty. Craley mentioned Red Lion’s Ordinance Section 21-108, which can be reviewed & used for this.
5. **Adjournment**—With no further business before the committee, Ms. Nidam made a motion to adjourn the meeting @ 8:12pm. Mrs. Barley seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary