

Red Lion Borough Planning Commission
Meeting Minutes
Monday, September 20th, 2021

Members present

Cindy Barley
Beth Nidam
Joyce Seabolt
Muriel Slenker
Ian Montgomery

Others present

Dan Shaw, Codes/Zoning
Mike Craley, Solicitor
Stacy Myers, Recording Sec'y

Visitors

Stephanie Grove

1. The meeting was called to order @ 7:00p.m. followed by the pledge to the flag.
2. Mrs. Barley made a motion to approve the July 19th, 2021 Meeting Minutes; Ms. Seabolt seconded. All were in favor; motion carried.
3. **A Zoning Hearing Application was submitted by Red Lion Borough for a Special Exception** to allow a public building (Borough Office) located in the Residential Outlying Zone at 438 East Lancaster Street. Ms. Stephanie Grove, Administrative Assistant for Red Lion Borough represented the Borough tonight, stating they would like to use the former Pleasant View Brethren In-Christ Church as the new Borough Offices. Ordinance requirements to be considered:

- Traffic problems—*there will be minimal traffic, the most, perhaps on meeting nights*
- Outdoor storage of materials—*none*
- Outdoor maintenance vehicle storage—*two Borough vehicles will be parked outside*

Other notable items:

- Current Borough Office is on the 2nd floor of the Municipal Offices and the location at 438 East Lancaster offers easy, 1st-floor access (& handicap accessibility) for customers, residents, etc.
- Outside lighting at 438 E. Lancaster Street—*there are currently 2 poles with 4 light fixtures. Mr. Craley suggested considering those lights be on a timer (if a complaint is received from a neighboring property about lights remaining on too late). Dan Shaw doesn't believe Borough staff will want the lights to remain on all night. This can be researched.*
- Signage—*currently, there is a small sign for the church on top of the street sign & a larger sign directly in front of the church. Dan stated directional signs are not allowed in the Residential Outlying Zone. The Borough Office will, most likely use the current sign and have no additional signage.*

Mr. Craley believes Red Lion Borough meets the specific requirements for the Special Exception, so he recommends the Board make a favorable recommendation to the Zoning Hearing Board.

Mrs. Slenker made a motion to recommend approval of the Special Exception to allow a public building (Red Lion Borough Office) in the RO Zone at 438 E. Lancaster Street. Mrs. Barley seconded. All were in favor; motion carried.

4. **Other business before the Commission.**
 - Dan reported the Zoning Hearing Board approved the Hetrick's Variance request for the setback on their proposed deck.
 - The Committee should consider what Ordinances they'd like to recommend for amendment, i.e., parking requirements to possibly include car charging stations for electric cars, bike docking for e-bikes, etc.

- Property changes:
 - 203 W. High Street—went up for Tax Sale & resident moved out, property was supposed to settle today.
 - Santander Bank on West Broadway has now closed
 - 78 E. High (& possibly 80 E. High) was purchased by Habitat for Humanity.
 - 137 Linden (Wilson)—owner seems to be maintaining grass & taking care of Ordinance violations.
- 5. **Adjournment**—With no further business before the Commission, Vice-Chair Beth Nidam adjourned the meeting @ 7:26p.m.

Respectfully submitted by:

Stacy Myers, Recording Secretary