

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, January 16th, 2017**

Members

Cindy Barley
Joyce Seabolt
Nevin Horne
Wade Elfner

Visitors

Byron Trout
Tom Brown
Dennis Klinedinst
James Bucher

Others

Dianne Price, Borough Manager
Mike Craley, Solicitor
Jeff Shue, Engineer
Dan Shaw, Codes/Zoning
Stacy Myers, Recording Sec'y

1. The meeting was called to order @ 7:00p.m. All present participated in the pledge to the flag.
2. One correction was necessary to the December 19th, 2016 Meeting Minutes. **Item #3, the paragraph above the 1st bullet point, “approve” should read “improve”.** Mr. Horne made a motion to approve the minutes with this correction; Ms. Seabolt seconded. All were in favor; motion carried.
3. **Land Development Plan submitted by James Bucher of Lion Tool & Design**, located at 536 Boundary Avenue is before the Committee. Mr. Bucher proposes to add 1,537 sq. ft. to the rear of the existing building, making allowances for stormwater and to limit the disturbances in the process.

Jeff Shue reviewed the comments on his January 16th, 2017 letter to the Borough:

- A waiver is requested to move directly to a Final Plan and skip the Preliminary Plan. Jeff concurs with this request.

General Comments

- Utility lines must be shown on plan to include water and sanitary sewer. *The plan shows the mains, but the service lines should be added also. This item is technical, but remains outstanding.*
- Boundary Avenue abuts the property without the required 50' right-of-way and the required street width standard of 32'. *Given the nature of the development of the property, Jeff stated this would be a good application for a waiver. Byron Trout said that same comment was made by YCPC and these waiver requests have now been added to the plan. When all waivers are acted upon by the Planning Commission & Borough Council, they will be noted as the date they were approved.*
- Red Lion Municipal Authority should review the plan & confirm that sanitary sewer & public water needs & designs have been satisfied. *Dan Shaw has shown the plan to Keith Kahwajy (Superintendent of the Municipal Authority) and he had no problems with it, so this item is considered resolved.*
- Statement of ownership must be signed, dated & notarized. *This item is technical, but remains outstanding.*
- Plans will need to be sealed & signed by either the professional Engineer or Land Surveyor. *This item is technical, but remains outstanding.*
- Zoning Ordinance requires screening or fencing as Borough sees fit when there is an Industrial property that abuts to a Residential Zone. *Jeff stated there is a large area of vegetation that stands along the property line. No additional screening is being proposed. He believes it should be noted on the plan that the existing vegetation should*

remain. Byron Trout said he believes that is what is proposed. This item is technical, but remains outstanding.

- Zoning Ordinance requires a 50' buffer between the Industrial-Residential boundaries. The Ordinance also allows for an existing non-conformity and as long as it's not being made worse, the buffer zone can be grandfathered in. Mr. Bucher & Byron Trout have run the line parallel to the property line and then changed the building so that it follows that line. As Zoning Officer, Dan Shaw was amenable to this.

Stormwater Comments

- Roof areas to be directed into the seepage bed must be clearly shown on the recorded plans. This item is outstanding.
- Applicant is required to pay a fee, determined by the Borough, to the Municipal Stormwater Maintenance Fund, to ensure seepage pit remains onsite, active & useful. This will be a condition added to approval.
- Financial security must be posted to ensure completion of the seepage pit. This will be a condition added to approval.

York County Planning Commission's comments were reviewed:

- The proposed parking spaces along Boundary Avenue extend into the right-of-way. Byron has re-dimensioned the parking spaces on the plan so that the inside 20' depth is now out of the cartway. This item is now resolved.
- One handicapped parking space must be provided. This has been done in the revisions that one of the three spaces up front will be designated handicapped. This item is now resolved.
- Location map scale was showing 1"=2,000'; should be 1"=1,000'. This has been done.
- Purpose of the existing 16' right-of-way to the south of the property. Has been labeled as an unopened alley at this point as best as can be determined. This is outside the property lines, but YCPC wanted it to be dimensioned.
- Clear site triangle. Has been added to the plan in the revisions.
- Certification, with signature, seal & date by the registered professional responsible for preparing the plan & survey. Outstanding item.
- Statement of ownership must be signed, dated & notarized. Outstanding item.
- Certification that the Planning Module for Land Development and/or any required waivers have been approved by the PA Department of Environmental Protection. Outstanding item.
- An Erosion & Sediment Control Plan must be submitted. These facilities have been added, although they are under an acre of disturbance.
- Stormwater Management Plan—discussed under Jeff Shue's comments
- Minimum required street width for a minor street is 50'; existing right-of-way for Boundary Avenue is 33'. Waiver being requested for this.
- Minimum required cartway width for a minor street is 32'; existing cartway for Boundary Avenue is 22'. Waiver being requested for this.
- On a street frontage, one access drive is permitted. The plan shows one existing access drive & 3 parking spaces which access directly from Boundary Avenue. YCPC was considering the 3 parking spaces as an access drive; Byron Trout and Mr. Craley do not. Jeff Shue believes this to be an existing condition and part of the building that lies there. The building's addition does not affect those parking spaces.
- Access drives are required to have a 24' right-of-way. The existing cartway for the access drive is approx. 11'. Waiver being requested for this.

Mr. Craley stated he is in agreement with Jeff Shue, that everything outstanding is technical in nature and he would recommend approval of the requested waivers. The conditions (#2 & #3 under Stormwater) can be added when the plan is approved by Borough Council.

Mrs. Barley made a motion to recommend approval of the four waivers, as discussed and requested; Mr. Horne seconded. All were in favor; motion carried.

Mrs. Barley made a motion to recommend approval of the Land Development Plan, contingent on resolving the outstanding items and with the two conditions for Stormwater; Mr. Horne seconded. All were in favor; motion carried.

4. **Further business**—Dan Shaw reported:

- On January 10th, 2017, Silverback Services were approved by the Zoning Hearing Board with several stipulations.
 - That they incorporate the transcript as binding representations
 - Continued compliance with all criteria for the two uses for the Special Exception
 - Acquire & maintain & show Dan Shaw that they received all necessary governmental permits
 - Zoning Exhibit 1—must continue so that everything complies with their representation.
 - Hours for U-Haul would be 9am-7pm
 - Maximum of 15 U-Haul vehicles on site
 - Utilize Maple Street for access for all dismantling units that come in/out
- Mia Brae/Rexroth Industrial Park—LDP was approved by Council with the waivers that were presented. In order for North Boxwood Road to be vacated by the Borough, it must be done by Ordinance. Mr. Craley is in the process of that now. At their February 13th meeting, Borough Council will take action on the Ordinance.
- Received a request (with a petition) from Rutter's Farm Store at 730 South Main Street for a map amendment. Borough Council can decide if they want to refer it to Planning Commission or decline the request.
- Tom Brown was present to address the Committee. He is a Christian missionary, interested in relocating to either Red Lion or Mt. Joy. He & his wife had worked in nursing home ministry for 13 years, but that program was recently dissolved. He presented a letter to use as a hand-out with informational websites to hopefully reach out to different organizations in central & eastern PA. He is acquainting himself with other organizations in Red Lion. Mrs. Price & Mr. Horne have given him some direction where he could be of help.

5. **Adjournment**—Mrs. Barley made a motion to adjourn the meeting @ 7:31p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary