

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, March 20th, 2017**

Members

Joyce Seabolt
Cindy Barley
Melanie Thompson
Nevin Horne
Wade Elfner
Felix Milner

Others

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

Visitors

Dennis Klinedinst
Kathy Horne
John Miller

Glen Rexroth
Todd Barrick

1. The meeting was called to order @ 7:02p.m. All present participated in the pledge to the flag.
2. Mrs. Barley made a motion to approve the January 16th, 2017 Meeting Minutes. Ms. Seabolt seconded. All were in favor; motion carried.
3. The Board welcomed Melanie Thompson as the newest member to the Planning Commission.
4. **An application for a Special Exception was submitted by Barrick Enterprises** to allow an Eating Establishment at 401 East Broadway. Todd Barrick wishes to move his Domino's Pizza from its current location at Dairyland Square to 401 East Broadway. Mr. Barrick came before the Board in September 2016 but there were a few issues that needed to be addressed before moving forward. The building proposed for Domino's is actually the first building you come to when travelling up the former Boxwood Road; 401 East Broadway is actually a garage. The building is in the Industrial Zone and an Eating Establishment is allowed there by Special Exception; however, certain criteria must be met. **Special Criteria** was addressed by Solicitor John Miller:
 - *Must have a private access drive.* This location has that now since North Boxwood Road was abandoned by the Borough on February 13th, 2017. This will now be the access to the restaurant.
 - *Drive-thru lane cannot interfere with parking schematics in the interior part of the parking lot.* This was addressed when planning the access to the drive-thru and shown on the plan Mr. Miller provided.
 - *Exterior seating is not currently being proposed and Mr. Barrick does not plan on having any in the future.* Should he decide he would like outside seating at some point, it would be in an area cordoned off from all other areas. It would be difficult to add it in this location because of the parking area.
 - *Public sewer is required.* The building already had public water; public sewer was installed today, 3/20/2017.

General Criteria was addressed next:

- *Building must be in harmony with surrounding neighborhood.* Because this is in the Industrial Zone, a Domino's Pizza would fit in well with the surroundings.
- *Must be serviced by public utilities.* It will have electric, water & sewer and be protected by fire & police services.
- *Have no adverse effect on bordering properties.* All bordering properties are Commercial establishments.
- *Access drive was discussed previously.* Used to be North Boxwood Road, but is now a private drive.

In addition, Mr. Miller stated Mr. Barrick can comply with the following:

- *Signage*--160 square feet or 3 square feet for each linear foot of building frontage, whichever is greater; maximum of 4 signs not to exceed 40 square feet per sign
- *Parking*—8-10 parking spaces needed if Mr. Barrick is proposing 30-40 seats inside the building. There is plenty of parking. Should a retail establishment go into the other part of the building and requires 1 parking space for every 200 sq. ft. of building; there will still be plenty of parking.
- *Stormwater management*—Borough Engineer has reviewed and approved the stormwater facilities. The basin at the bottom of the parking lot has an underground seepage pit.

Additional information:

- Hours of operation—Weekdays--10:30a.m.-midnight; Weekends--10:30am-1:00a.m.
- As discussed during Land Development process—"Road C" will be completed & truck traffic will be instructed to use that. Redco Avenue may be used by customers, as it will be an easier means of access.

Mr. Craley stated he is in favor of the Commission passing this along to the Zoning Hearing Board, but made the following comments:

- If Mr. Barrick is not currently interested in putting in exterior seating, but is willing to say he will comply with all Ordinance requirements if he does in the future, that could be listed as a condition upon zoning approval.
- With regard to the drive-thru lane being separate, it is shown on the plan (Exhibit H), but his recommendation is that something be sketched out for the Zoning Hearing Board for better clarification.
- There is plenty of parking; however, he suggested the parking be delineated so there is no question that what Mr. Barrick has and what a future business (next to him) would have, adequate parking is available. (parking schematic of the property was reviewed by Commission members)

Mr. Horne made a motion to recommend approval of the Special Exception; Mr. Milner seconded. All were in favor; motion carried. Zoning Hearing will be held on April 11th, 2017 @ 6:00p.m.

5. **Other business for the Commission**—Dan distributed definitions from Red Lion's Zoning Ordinance & Housing Ordinance, along with those from Gettysburg Borough. The Board should review them for the next meeting, as Council is proposing some changes, particularly to the Boardinghouse & Rooming House definitions to regulate the rental of rooms. Currently, there are problems at these locations because of too many tenants' cars causing parking shortages, landlords not registering tenants, the lack of tax income (renters not paying per capita tax), etc. Planning Commission members are not clear on how these proposed changes will be enforced. It is difficult to enforce these particular Ordinances now. What are the specific problems? And how can these problems be corrected? The Borough should figure out what the problem is & try to solve the problem. Dan can gather more information on this issue for future discussions.
6. **Adjournment**—Mrs. Barley made a motion to adjourn the meeting @ 7:28p.m.

Respectfully submitted by:

Stacy Myers, Recording Secretary