

**Red Lion Planning Commission
Meeting Minutes
Monday, June 19, 2017**

Members

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

Others

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

Visitors

Tina Frutiger
Bob Frutiger
Dennis Klinedinst

William Ritz
Matthew Horn

1. The meeting was called to order @ 7:00p.m. Everyone present participated in the pledge to the flag.
2. Ms. Seabolt made a motion to approve the May 15th, 2017 Meeting Minutes; Mr. Milner seconded. All were in favor; motion carried.
3. **A Variance application was submitted** by St. Paul's United Methodist Church to allow an accessory structure in a side yard at 45 First Avenue. William Ritz, a trustee of St. Paul's was present tonight to explain the situation. The church had erected a shed at the corner of Railroad Lane & Summit Lane to store their lawn mowing, snow plowing & other maintenance equipment. Approximately two months ago, the Borough made the church remove the shed because it could pose problems for traffic and Borough snowplowing in that area. Mr. Ritz stated now the church would like to put an 8' x 12' shed in their parking lot, next to their garbage dumpster. It is a "No Parking lined area"; however, per the Zoning Ordinance, *non-attached accessory structures are only allowed in the rear yard area*, but the proposed area could be considered a side yard. Mr. Craley stated typically Case Law frowns upon this type of situation but the church really has no other area for the shed. Mr. Ritz said, since the removal of the former shed, the maintenance equipment for the church has been stored across town at the pastor's house. Mr. Craley said this reason, plus the fact that the church doesn't really have a "rear yard" could be considered a hardship to approve the Variance.
Ms. Nidam made a motion to approve the Variance for the accessory structure to be placed in the church parking lot at 45 First Avenue; Mrs. Barley seconded. All were in favor; motion carried. **Zoning Hearing Board** will hear this case on *Tuesday, July 11th, 2017*.
4. **Other Business**—Mr. Craley reported that, per Borough Council's June 12th vote for him to move forward with the zoning map amendment, changing 724 South Main Street from Residential Town to Commercial, he submitted the required paperwork to York County Planning Commission for their review and comments. After YCPC's review, it will come before Red Lion Planning Commission.
5. **Adjournment**—With no further business, Mrs. Barley made a motion to adjourn the meeting at 7:11p.m. Motion carried; meeting adjourned.

Respectfully submitted by
Stacy Myers, Recording Secretary