

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, October 15, 2018**

Members

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

Others

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

Visitors

Dianne Price
Stephanie Weaver
Lawrence Parmelee (via speaker phone)

1. The meeting was called to order @ 7:00p.m. Everyone present participated in the pledge to the flag.
2. Ms. Nidam made a motion to approve the September 17th, 2018 Meeting Minutes; Mr. Horne seconded. All were in favor; motion carried.
3. **Case No. 09-11-18—a Special Exception application was submitted by Lawrence Parmelee** to allow a home occupation (taxidermy shop) at 146 Adams Lane, located in the Residential Town zone. Mr. Parmelee was unable to attend tonight's meeting in person due to his work schedule; the Committee talked to him via speaker phone about his application. He operated a taxidermy shop at his previous home in New Bloomfield and, since moving to Red Lion, he wanted to open one in the basement of his private residence at 146 Adams Lane (west of Linden Avenue). Mr. Parmelee explained he does not perform the taxidermy and then resell the product; it is done for someone's personal trophy & memento; i.e. deer, fish, etc. To operate a home occupation in the RT zone, two off-street parking spaces are required plus one additional space for an employee (if Mr. Parmelee would have any employees, which he does not). There is a two-car garage at the property, used for Mr. Parmelee's two personal vehicles. The driveway is approx. 22' x 60' wide which, he believes, could accommodate 4 mid-size cars, or 2-3 trucks. Even though Adams Lane is not a high-traffic street, per Zoning Ordinance for the home occupation, cars visiting the property cannot **back** out into the flow of traffic onto Adams Lane and Mr. Parmelee stated if a car is pulled (nose first) into the driveway, they **would** need to back out onto Adams Lane to leave.
Mr. Parmelee stated he could have customers pull onto the lawn, parallel with Adams Lane. Committee members suggested he add a gravel section on one side of his driveway, increasing the width to accommodate the Zoning Ordinance requirement. Though it's hard to project how busy he will be, depending on the hunting season, Mr. Parmelee said the business doesn't entail a lot of foot traffic coming in & out of his residence. The customer drops off the game to be mounted, completes some paperwork, then leaves. Currently, he conducts business by appointment only, but if he would create hours of operation, it would most likely be Thursdays, Fridays & every other Saturday, due to his work schedule. A few other areas discussed:
 - He plans to hang a wooden unlit sign to let customers know where the business is located. Dan stated a 2 sq. ft. sign is allowed in the RT zone.
 - Chemicals are used in the tanning process; however, they are then neutralized with sodium bicarbonate, so there is no lingering odor and no harmful effect to the environment.

- Property assessment records show Melissa Bixler has owned this property since 2007. She is Mr. Parmelee's wife.
- No special liability insurance is required for this type of business. His homeowner's insurance would cover any loss incurred.
- Disposable of the carcasses—Mr. Parmelee stated typically, the items he is mounting are not whole carcasses (unless birds, small game, fish). Deer that are brought to him are usually only the head, hide, skull and/or horns. Any small scraps he may have, he freezes until trash day when they can be disposed leaving little or no smell.

Mr. Craley stated Mr. Parmelee meets the requirements of Section 624 of the Zoning Ordinance (home occupation) but suggested the parking be clarified and Mr. Parmelee have appropriate paperwork showing adequate parking to take before the Zoning Hearing Board.

Mr. Horne made a motion recommending approval of the Special Exception for the home occupation at 146 Adams Lane, subject to Mr. Parmelee verifying he has the appropriate documentation concerning parking and requirements of Subsection 2E; Mrs. Barley seconded. All were in favor; motion carried.

Zoning Hearing for this case will be held November 13th @ 6p.m.

4. **Other business**—Dan reported an issue arose with the SALDO—The Mill found in the Land Development Ordinance where it states their stormwater must be connected to the Borough's stormwater system, which no longer applies with the Stormwater Ordinance. This will need to be updated at some point, but Mr. Craley stated an applicant could apply for a Waiver, providing they meet all the requirements of the Stormwater Ordinance.
5. **Adjournment**—Ms. Nidam made a motion to adjourn the meeting @ 7:21p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary