

Meeting Minutes
Monday, April 16, 2018

Members

Beth Nidam
Cindy Barley
Joyce Seabolt
Melanie Thompson
Nevin Horne

Others

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

Visitors

Dianne Price
Tony Musso
Dennis Klinedinst
Stephanie Weaver

Tony Randazzo
Christian Miller

1. The meeting was called to order @ 7:00p.m. Everyone participated in the pledge to the flag.
2. One correction was necessary to the February 26th Meeting Minutes. *Last paragraph of bullet #3, should read "Mr. Dennis Klinedinst" rather than Council member Klinedinst". Mr. Klinedinst attended & spoke at the meeting in his capacity of Mr. Harlacker's neighbor, not his capacity as a Councilman.* Mrs. Barley made a motion to approve the minutes with this correction; Ms. Seabolt seconded. All were in favor; motion carried.
3. **A Special Exception application was submitted by Giuseppe Ferranti** to allow a boardinghouse at 104 South Main Street. Mr. Ferranti was not present tonight, but his brother-in-law, Tony Randazzo and Solicitor Christian Miller were present on his behalf. Mr. Miller stated Mr. Ferranti wishes to open a boardinghouse at 104 South Main Street which he purchased on March 24, 2018. This property, located in the Residential Town Zone, was most recently a residence and for many years had been a residence and doctor's office. A boardinghouse is allowed in the RT Zone by Special Exception. Mr. Ferranti owns a boardinghouse in Dallastown and stated there are no problems or issues with the tenants. Mr. Ferranti (or another family member) typically stops by the Dallastown property once/week to check on things, but a building manager lives there to ensure things run smoothly. Mr. Randazzo said the Red Lion house will operate the same way.
104 South Main will contain four separate sleeping rooms. Each boarder (typically only one to a room) has their own room & their own room key. There is a shared living room, dining room and kitchen and boarders are charged for the food they consume. They are also able to buy & make their own food, but not in their rooms. Standards for a rooming house/boardinghouse in the RT Zone are:
 - Each room provided for sleeping purposes by a single person must contain at least 72 sq. ft. of floor area and those rooms occupied by two or more persons must contain at least 68 sq. ft. per occupant. *Mr. Miller stated the rooms at 104 South Main are all more than 72 sq. ft.*
 - No facilities for cooking or dining shall be provided in individual rooms or suites. *No cooking will be allowed in the Red Lion property (it is not allowed in Mr. Ferranti's Dallastown property either).*
 - All rooming and boardinghouses shall comply with all applicable local regulations including, but is not limited to, fire, health, safety, and building codes. *Dan Shaw will conduct inspections just as he does an apartment. Mr. Ferranti must apply for a Use & Occupancy Permit through the Uniform Construction Code.*

Mr. Randazzo does not feel there will be any impact on the neighborhood or traffic patterns different from any other residence. There is 44 ½' in the rear of 104 South Main Street, enough for each boarder to park a car (4 spaces). Mr. Ferranti plans to install a camera system for security purposes, but by checking on the properties on a weekly basis, he gets familiar with the boarders. They will have rules & regulations to follow, similar to a lease for tenants. No pets will be allowed. The list of boarders must be on file at the Borough Office and remain up-to-date as boarders move in & out. Mr. Randazzo said typically the turnover is not quick. Boarders tend to stay for a while, liking the week-by-week lease option. The Borough will also be notified of the building manager or "resident-in-charge".

Mr. Craley stated Mr. Ferranti meets all the requirements for the Special Exception and recommended the Board vote favorably. He also suggested that, when going before the Zoning Hearing Board, Mr. Ferranti bring something showing his ownership of the 104 South Main property.

Mrs. Barley made a motion to recommend approval of the Special Exception to operate a boardinghouse at 104 South Main Street. Mr. Horne seconded. All were in favor; motion carried.

4. **Other business**—

- Mr. Craley reported that York County Planning Commission is reviewing the zoning amendments this week. He should hear from them for a May Planning Commission meeting.
- Dan Shaw stated that Mike Zelger (Lion Bowl) brought team sheets from the 1980's showing 5 people/bowling team. Later sheets showed 3-4 people/bowling team. This was mentioned in February when Lion Bowl applied for a Special Exception to operate a nano brewery & taproom in the rear of the bowling alley. Parking issues were discussed, and Mr. Zelger had stated that bowling teams are not as large as they used to be; there are rarely parking shortages when league members come to bowl.

5. **Adjournment**—Mrs. Barley made a motion to adjourn the meeting @ 7:25p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary