

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, July 16th, 2018**

Members

Cindy Barley
Joyce Seabolt
Melanie Thompson
Nevin Horne
Wade Elfner

Others

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

Visitors

Stephanie Weaver
Dennis Klinedinst
Anthony Reichard

1. The meeting was called to order @ 7:00p.m. Everyone participated in the pledge to the flag.
2. Mrs. Barley made a motion to approve the June 18th, 2018 Meeting Minutes; Ms. Seabolt seconded. All were in favor; motion carried.
3. **A Special Exception application was submitted by Anthony's Affordable Heating and A/C** for a contractor's office or shop at 675 South Main Street, which is in the Commercial Zone. Anthony Reichard has operated his HVAC business since 1996, formerly in Dover, but has now moved back to Red Lion as he was originally from this area. He was running his HVAC business from his home when 675 South Main went up for sale. Mr. Reichard is interested in this property for several reasons. He lives in the Forest Hills area, so it's close to his home, but this location also has a high visibility for traffic, which may boost his business. He also feels his business would fit in well with the area; Security Fence, Red Lion Bus Company & the car lot would be his neighbors. His business may be small, with only 3 employees, but it has a 5-star rating on Google, Facebook & other websites. His employees typically take their work vehicles home with them, so there would be minimal traffic (except for an occasional box truck) at the site with no retail business at all. Mr. Horne attested to Mr. Reichard's neatness & cleanliness because Mr. Reichard lives next door to Mr. Horne's mother. Mr. Reichard assured the Board he likes to keep his property neat & orderly as a reflection of his work. He has no current use for outdoor storage; however, if he would need it in the future, he will adhere to the restrictions since the zoning amendment and place any outside storage in the rear or side yard and add a 6' opaque fence. Mr. Craley said he has looked at Section 305 and Mr. Reichard meets all requirements since he is not making any changes to the building. Mr. Craley sees no reason for non-approval. Mr. Horne made a recommendation to approve the Special Exception to allow a contractor's office/shop at 675 South Main Street with the condition that Mr. Reichard comply with the outdoor storage requirement for opaque fencing (and place in the side or rear yard) should he add any later. Mrs. Barley seconded. All were in favor; motion carried. Zoning Hearing for Mr. Reichard's case will be Tuesday, August 14th @ 6p.m.
4. **Other Business**—Zoning Hearing Board recently approved the Special Exception and Variance for the tavern proposed by Lion Bowl.
5. **Adjournment**—With no further business, Mrs. Barley made a motion to adjourn the meeting @ 7:09p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary