

Red Lion Borough Planning Commission
Meeting Minutes
Monday, July 15th, 2019

Members

Cindy Barley
Beth Nidam
Joyce Seabolt
Ian Montgomery
Nevin Horne
Wade Elfner

Others

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

Visitors

Dianne Price
William Burk
Sandy Sipe
Glenn Rexroth

Terri Major
Jason Turnbull
Stephanie Weaver
Samantha Craley

1. The meeting was called to order @ 7:00p.m. Everyone participated in the pledge to the flag.
2. Mr. Horne made a motion to approve the June 17th, 2019 Meeting Minutes; Ms. Nidam seconded. All were in favor; motion carried.
3. **A Variance application was submitted by Major Kline, LLC** to allow a commercial school (dance studio) in the Industrial Zone at 207 Redco Avenue, Red Lion. Terri Major, owner of Bedazzled Dance Studio applied for a Variance as she's interested in moving her dance studio from its current location in Dallastown, where it was located for over 20 years to the old Redco offices at 207 Redco Avenue. She purchased the dance studio approx. five years ago, but said she is slowly running out of room in that building. Ms. Major offers "fun" (no competitive) dance classes for about 150 students, ranging in age from 3-18 years old. Her current studio is open from 5-9pm, Monday-Thursday with some Saturday morning classes, and she plans to continue that schedule at the Redco Avenue location. She explained she was looking for a space to accommodate her growing business for the past 3 years, with the help of her realtor, Jason Turnbull. Ms. Major feels 207 Redco which occupies approx. ½ of the top floor of the building, will work well because of its size & the height of the ceilings. There is ample parking for her customers both in the front & along the side of the building, although her students come & go at different times.
Mr. Craley stated, while this use doesn't really "fit" as an industrial use, he believes it to be a great use and a good fit for the space. He suggested, going forward, an amendment to the Zoning Ordinance may be a good idea so that uses other than the typical industrial uses would be permitted.
Mrs. Barley made a motion to recommend approval of the Variance to allow a dance studio at 207 Redco Avenue; Mr. Montgomery seconded. All were in favor; motion carried.
This case will come before the Zoning Hearing Board on Tuesday, August 13th @ 6p.m.
4. **A Special Exception application was submitted by William Burk** for a multi-family conversion in the Residential Town Zone at 137 Householder Avenue, Red Lion. In 1976, Mr. Burk bought the property, which was formerly a cigar factory and located in the Industrial Zone. It was rezoned to Residential Town & Mr. Burk has used it as a multi-family dwelling ever since. He rents two of the units and uses the 3rd as his personal residence. He's now proposing to build a 4th apartment unit in what is currently a storage area. Mr. Burk said with the additional dwelling the property will still meet the minimum lot requirement of 4,000 sq. ft per unit. All the units will have their own 10' x 20' parking space and are designed to access the alleyway and/or public access without traveling over other parking spaces.

Mr. Burk plans to tear down the storage area and rebuild to match the existing façade of the residential section which will improve the appearance of the entire building. Believing this to be an improvement on this residential property, Mrs. Barley made a motion to recommend approval of the Special Exception; Ms. Nidam seconded. All were in favor; motion carried.

This case will come before the Zoning Hearing Board on Tuesday, August 13th @ 6p.m.

5. **Other business**—Dan said he will keep a list of revisions the Commission may want for the Zoning Ordinances. He suggested one change being to Streets; for example, Redco Avenue should be a collector street but is not listed as an arterial nor a collector street. The Commission should bring any other ideas to Dan.
6. **Adjournment**—with no further business before the Committee, Mrs. Barley made a motion to adjourn the meeting @ 7:31p.m. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary