

**Red Lion Borough Planning Commission
Meeting Minutes
Monday, August 15th, 2022**

Members present

Beth Nidam
Cindy Barley
Muriel Slenker
Joyce Seabolt
Wade Elfner

Others present

Dan Shaw, Codes/Zoning
Mike Craley, Solicitor
Samantha Craley, Solicitor
Dianne Price, Borough Manager
Stacy Myers, Recording Sec'y

Visitors

Jacob Hebel
Layne Clark
Lou Nalls

1. The meeting was called to order @ 7:00pm. followed by the pledge to the flag.
2. **Approval of Meeting Minutes**
 - Ms. Nidam made a motion to approve the February 28th, 2022 Meeting Minutes; Mrs. Barley seconded. All were in favor; motion carried.
 - Mrs. Barley made a motion to approve the April 18th, 2022 Meeting Minutes; Ms. Seabolt seconded. All were in favor; motion carried.
3. **An application for subdivision was submitted by Twilight Lane Realty, LLC for the property located at 242-244 First Avenue.** The property is currently a duplex, a two-family dwelling in which the utilities are already split. The applicant wants to subdivide it into two deeds. YCPC sent comments regarding the plan, the most prevalent being that the fence sits **on** the property line and acts as the current boundary. Fences can go up to a property line, but not **on**. Jacob Hebel said it can be adjusted so the fence sits on one property or the other. Dan Shaw said he sees this a lot, where fences are right on property lines. Mr. Craley said it isn't a huge concern, because if the fence was moved, who would get the additional space?
The Committee didn't see any reason to not recommend approval of the subdivision. Mr. Craley didn't believe the one side of the building was ever used as a dwelling, although it was originally built that way. Zoning controls use, not ownership, so as long as Dan is satisfied that this was never one large dwelling, Mr. Craley agrees with the Board recommending approval. In addition, there is one lateral coming into the property which splits in the basement, with two separate meters/two separate water services. This can be confirmed with the Municipal Authority. Sewer is two separate services.
Is there any space for off-street parking on the property? Jacob said there is existing space in the back, but nothing additional will be added.
Jacob reviewed a few of C.S. Davidson's comments from their August 8th, 2022 letter.
 - **Zoning Ordinance comments--**
 - There is a 50' setback from First Avenue & Franklin Street, but he couldn't draw it on the plan because the lot is only 73' long. He removed the setbacks completely being that it's a nonconformity & they overlap. Mr. Craley suggested putting a note on the title sheet that references what the setbacks are. This should then be added as a Waiver request.
 - **SALDO comments—**
 - The clear sight triangles were the same situation as the setbacks, being difficult to show on the plan. Jacob can show one off Hyson Lane, if necessary, but the property has no driveway, it would just be off the alley in the rear. Mr. Craley suggested a

note referencing this be added to the title sheet too. This will also be a Waiver request.

- The location map scale has been changed, as recommended by C.S. Davidson. Jacob has a Waiver request for this.
- A dedicated right-of-way on Hyson Lane has been added to the plan.
- Seals & signatures will be added to the plan.

Mrs. Barley made a motion to recommend approval of the subdivision with the following four (4) Waiver requests:

- Setback lines
- Clear sight triangles
- Preliminary Plan directly to a Final Subdivision Plan
- Modification to the scale to best fit the property

Mrs. Slenker seconded. All were in favor; motion carried.

4. **Adjournment**—With no further business before the Committee, Mr. Elfner made a motion to adjourn the meeting @ 7:14pm; Mrs. Barley seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary