

**Red Lion Borough Planning Commission**  
**Meeting Minutes**  
**Monday, April 17<sup>th</sup>, 2023**

**Members present**

Cindy Barley  
Beth Nidam  
Muriel Slenker  
Joyce Seabolt  
Ian Montgomery  
Wade Elfner

**Others present**

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

1. The meeting was called to order @ 7:01pm followed by the pledge to the flag.
2. **Approval of Meeting Minutes**—Mrs. Barley made a motion to approve the March 20<sup>th</sup>, 2023 Meeting Minutes; Ms. Nidam seconded. All were in favor; motion carried.
3. **214 N. Franklin Street**—Dan showed the proposed site plan submitted by Ilyes' Holdings, LLC. Jordan Ilyes is proposing 93 apartments, a 40-seat eating establishment & some retail stores for this property; however, this is very preliminary. A formal Land Development Plan hasn't been submitted yet but may be before the Planning Commission next month.
4. **Discussion on changes to the Red Lion Borough Zoning Ordinance.** Tonight, the committee reviewed & discussed Chapter 27-409 of the ZO, Outdoor Signs. Most recently, the Rutter's Store at 301 N. Main Street was properly cited for the sign in their vestibule. Electronic changeable copy signs and electronic message center signs, when visible to the outside, are prohibited. Rutter's appealed Dan Shaw's decision. It went to the Zoning Hearing Board, where the Board upheld Dan's decision that the flashing electronic sign was inappropriate in its current location. For some time, Borough staff, Council & Planning Commission expressed the need to research and make some changes to this section of the ZO, as well as some of its definitions, such as, "temporary signs". One of Rutter's arguments was their electronic sign could be moved, so therefore it was temporary & not permanent. Rutter's has 30 days to appeal the ZHB's decision, but to date, haven't filed an appeal.  
The committee reviewed sign ordinances from several neighboring municipalities. Committee members agreed most electronic signs and those that can change electronically are sometimes too bright & may cause distracted driving. Mr. Craley said illuminated signs with red, green, or amber colors within 100' of a traffic light shouldn't be allowed, and there may be several already in violation within the Borough. But if the signs are static and not blinking or changing, do they really cause a distraction for motorists? Ms. Nidam said signs that are parallel to the street are more for the passenger of a vehicle, not the driver. She doesn't have a problem with those being lit, changeable, etc. She does have a problem with bright, large, electronic signs that are trying to get the driver's attention. Other members agreed, and mostly because the signs aren't static; they're constantly changing, which can be distracting.  
Mr. Craley said we need to have an objective standard that's the same for everyone. Dan said there are some signs currently within Red Lion Borough that are preexisting non-conforming, and nothing can be done about those.  
Mr. Elfner recently visited Gettysburg & discussion was held on the types of signs they had in their Borough. Several brightly lit changeable signs in Dallastown Borough were discussed as well & the committee agreed, those were not the types of signs they wanted in Red Lion. And these types of signs can be a problem when they're across from a residential area.  
The common concerns of the committee was, 1) how bright the signs are, 2) how fast they flicker/change, and 3) where they're located.  
There were several definitions & restrictions in Gettysburg, Dallastown & Hanover Boroughs ordinances the committee agreed with.

Ms. Nidam asked each committee member to review Red Lion's ZO Chapter 27:409(F) and email her their feedback & thoughts on what types of signs they're comfortable with and what do they definitely not want to see in Red Lion, in addition to what area/zone they would like these restricted and where they should be allowed. 27:409(F) currently states "*Electronic changeable copy signs and electronic message center signs are prohibited*". Members agreed to get their ideas to Ms. Nidam within a week so she can compile a draft to send to Dan Shaw & Mr. Craley for their review.

5. **Other proposed business**—Besides the proposed LDP for 214 N. Franklin Street, Dan is also expecting over the next couple months:
  - A plan from Troy Leiphart for an addition on his lot, and to submit an LDP for outdoor storage.
  - Someone who would like to open a Commercial Recreational Establishment (video games, pool tables, etc.) for youth. He would need to apply for a Special Exception for that type of use.
6. **Adjournment**—With no further business before the committee, Mrs. Barley made a motion to adjourn the meeting @ 8:14pm; Mr. Montgomery seconded. Motion carried; meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary