

**Red Lion Borough Planning Commission**  
**Meeting Minutes**  
**Monday, June 19<sup>th</sup>, 2023**

**Members present**

Cindy Barley  
Beth Nidam  
Muriel Slenker  
Ian Montgomery  
Evan Heister  
Wade Elfner

**Others present**

Dan Shaw, Codes/Zoning  
Mike Craley, Solicitor  
Samantha Craley, Solicitor  
Jeff Shue, Engineer  
Stacy Myers, Recording Sec'y

**Visitors**

Jordan Ilyes  
Eric Johnston  
Erica Gemmill

1. The meeting was called to order @ 7:00p.m. followed by the pledge to the flag.
2. **Introduction of new committee member**—The committee welcomed its newest member, Evan Heister, appointed by Borough Council to serve the remainder of Joyce Seabolt's term.
3. **Approval of Meeting Minutes**—Mrs. Barley made a motion to approve the May 15<sup>th</sup>, 2023 Meeting Minutes; Ms. Nidam seconded. All were in favor; motion carried.
4. **Revisions to the Land Development Plan for 214 N. Franklin Street were submitted**—Jordan Ilyes, owner/developer of the property stated some changes were done since the May PC Meeting, one of which is dropping a section of the building to allow more parking. This also decreases the number of proposed units, but Jordan said that section was in poor condition anyway. Another change was that Jordan removed one of the entrances off Locust Lane to aid sight distances. The comments on Jeff Shue's letter dated June 14<sup>th</sup>, 2023, were reviewed:
  - Zoning Ordinance requirements/comments:
    - Item #1—the uses currently on the plan are uses by right permitted in the Industrial Zone. Dan accepts that there are multiple uses by right on this plan without the need for a subdivision (multi-use building, an additional building & a retail store). Dan & Atty. Craley will review it to ensure all requirements for the individual uses are met (retail, residential). *This item is resolved.*
    - Item #2—Parking—developer is meeting the parking space requirements of the Ordinance, 243 spaces. With redevelopment of a property, there are sometimes abnormalities & such is the case with this property. The tightness of turning radiuses, space allowed to back out, etc. would not typically be allowed. *Jordan stated this is the reality when redeveloping a property. In his other properties, he's found residents are happy to have assigned parking & have no problem with the spaces. They work with their residents so that, if they have a larger vehicle, sometimes switching to a larger space is necessary. Jordan has designated parking areas for the retail uses as opposed to the residential uses.*  
*Atty. Craley said a Waiver for the number of parking spaces could be requested or Jordan can accommodate the number of parking spaces but request a Waiver for relief from the requirement of access, maneuverability, i.e., backing over another parking space, not requiring backing into the driving lane, etc. This could be resolved with a Waiver request, although Jordan said their goal isn't for motorists to back into the driving lane; it's to have them pull through, turn around & do a "K" turn.*
    - Item #3—Driveways/Access Drives—Ordinance allows two access drives onto a public street; the plan has three. Eric Johnston said there are two driveways & one

existing access drives. Atty. Craley read the definition of each to determine the difference, as functionally, they do the same thing.

*Driveway is a minor right of way providing access between a street & parking area or garage within the lot.*

*Access drive is a paved surface other than a street providing vehicular access from a street or private road to a lot.* The difference of the two were pointed out on the plan. Jeff Shue suggested this not be anything other than an interpretation because he doesn't want it to require a Variance later on.

With the Zoning Officer making the determination, a Variance wouldn't be required. *This item is resolved.*

- SALDO requirements/comments, mainly administrative:
  - Certification with signature, seal & date by the registered professional land surveyor or Engineer must be added to the plan.
  - Statement of ownership must be signed, dated & notarized.
  - Jeff recommends Jordan take the plan to a 3<sup>rd</sup>-party code inspector for review to avoid possible revisions and/or Variances later. Review/approval should be on the ADA ramps, parking spaces, walls & spaces.
  - Borough is proposing landscaping, although a redevelopment site doesn't always fit the SALDO (street trees, etc.) Jeff suggested anyone concerned with trees & other landscaping review that on the plan, but he's fine with its current layout.
  - Sewer planning module—RLMA & their engineer submitted a letter confirming they have capacity for Jordan's proposed number of units.
  - Building setback lines—developer is requesting relief from retaining walls & stormwater facilities that are both within the setbacks. Jeff is agreeable to their Waiver requests, although it doesn't comply with the SALDO.
  - E & S Control Plan is in process with York County Conservation District.
  - Building Code preliminary review is advised to ensure required ADA access, as well as fire safety requirements are properly reflected in proposed walkways to/from the building.
  - Location, arrangement & dimensions of truck loading zones—discussed before & although they're compliant with the SALDO, Jeff said there will be trash trucks, etc. who have a long distance to back up after collecting trash from the site.
  - Existing frontage—developer is required, per the SALDO to improve road frontage to the Ordinance standards. They won't be able to do that here & will request Waivers.

Eric Johnston said Dan Shaw defined Locust Lane as an alley, not a street; however, with the additional traffic volume, Jeff said it won't be able to function as an alley. Nearby residents, (the Gemmill's) said it hasn't functioned that way for years because of the amount of traffic using it. The speed limit posted on Locust is 15mph, although they say motorists travel much faster. Erica Gemmill previously suggested a speed table & believes it would be a good idea; however, Jeff stated, in his experience, people speed up to the table, & again after they cross it. Speed tables are also costly, as a lot of pavement markings are required when installing one & those have to be refreshed every 5 years. They also cause problems during snowplowing too. Discussion was also held on the value of adding painted center lines to aid traffic flow.

Atty. Craley said, because of the change in use, Locust Lane has now become a minor street, not an alley. With the proposed entrance into Jordan's property, Locust Lane would become the primary access for his residents. Jordan is proposing a 22' width for Locust Lane (28' ROW), currently 12' wide.

Jordan pointed out, the driveway entrances are as soon as possible, coming off Franklin onto Locust, and he believes vehicles will want to access his property as soon as they can and not continue down Locust. He installed a speed hump on N. Franklin at his cost, so he's open to one on Locust, should Borough Council want that. More discussion may be required on this at a later date.

- Vertical type concrete curbs must be installed in all land developments but are not possible on this plan. A Waiver will be requested for this.
- Stormwater Management Ordinance requirements/comments, mostly administrative:
  - A setback relief Waiver is being requested on the stormwater facility.
  - Forms regarding future operation & maintenance of the infiltration structure need to be filed & recorded.
  - E & S Plan must be reviewed by YCCD. Jeff said he won't do a final technical stormwater review until this is done.
- General comments:
  - Jordan hasn't issued any bonding, estimates, etc. That will be reviewed later.
  - Jordan is trying to avoid having to go through a full State permit for an NPDES permit, which Jeff encourages, but this is to be determined.
  - Parking lot maneuvering was discussed previously.
  - Limits of improvements on N. Franklin.

There 6 total Waivers being requested: 1) plan scale (Section 22-402.1 & 404.1), 2) retaining wall placement within front yard (Section 22-203), 3) curbs (Section 22-509) 4) Stormwater Ordinance (Section 23-301.12), 5) improvements on Locust Lane & 6) painting a center line on Locust Lane (to allow 2-way traffic & prohibit parking alongside).

Mrs. Barley made a motion to recommend approval of the above 6 (six) Waiver requests; Ms. Nidam seconded. All were in favor; motion carried.

Mrs. Barley made a motion to recommend approval of the Land Development Plan subject to all Waivers, terms & conditions of Jeff Shue's letter dated 6/14/23 being addressed; Ms. Nidam seconded. All were in favor; motion carried.

5. **Other committee business**—Dan Shaw reported the Zoning Hearing Board recently approved the mini storage units at 267 Cherry Street.
6. **Adjournment**—With no further business before the Committee, Mr. Montgomery made a motion to adjourn the meeting @ 8:06pm. Mrs. Barley seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary