

**Red Lion Borough Council Meeting Minutes**  
**Monday, April 10<sup>th</sup>, 2023**

**Members present**

Cindy Barley  
Amy Lau  
Muriel Slenker  
Tina Frutiger  
Chris Minnich  
Dennis Klinedinst  
Tony Musso

**Others present**

Dianne Price, Borough Manager  
Dan Shaw, Codes/Zoning  
Jeff Shue, Engineer  
Mike Craley, Solicitor  
Samantha Craley, Solicitor  
Mayor Gene Lau  
Brett Patterson, Public Works  
Stacy Myers, Recording Sec'y

**Visitors**

Meredith Yakelis	Lee Powell
John Krantz	Bob Frutiger
Jake Hebel	Kevin Barnes
John Brownlee	Pastor Chris Nauta

Evan Heister  
Katie Bulla

1. The meeting was called to order @ 7:00p.m. Pastor Chris (St. Paul's UMC) offered a prayer, followed by the pledge to the flag.
2. **Approval of Meeting Minutes**
  - Mrs. Frutiger made a motion to approve the March 6<sup>th</sup>, 2023 Work Session Minutes; Mrs. Barley seconded. All were in favor; motion carried.
  - Mrs. Frutiger made a motion to approve the March 13<sup>th</sup>, 2023 Meeting Minutes; Mr. Minnich seconded. All were in favor; motion carried.
3. **Visitors & Public Comment**—the following addressed Council:
  - **Kevin Barnes from GHI Engineers & Surveyors presented a plan for 267 Cherry Street** where the property owner is proposing to expand the property & add storage units. They were inquiring whether right-of-way dedication would be needed on Cherry Street, Western Avenue or Hess Lane (rear) because it would impact how much usable space they would have, setbacks, etc. The storage unit use requires a Special Exception, so the owner plans to go to the Zoning Hearing Board & would also need to come to the Borough's Planning Commission. Kevin stated the ROW on the side of 267 Cherry Street is currently in line with adjoining properties, then further back on Cherry, the ROW widens. The plan presented showed both the ROW required by the Borough's Ordinance & the subtle difference to the ROW if that requirement is waived. The waiver would allow the property owner to fit more of the proposed use within the setback. Also, if the ROW dedication is required, it would make the lot area less than 1 acre, which is the minimum requirement for the proposed use. The applicant would request the waiver from the ROW from Borough Council, but if not granted, it would be one more variance request of the Zoning Hearing Board.

Jeff said the road ROW is 25' from center. The applicant is asking for relief of 12½'.

The point of the Borough's dedication requirement is to get all streets to a 50' ROW, so Jeff said he never wants to encourage the Council to take away from the ROW requirements of the Ordinance.

Council is concerned about emergency vehicles, fire trucks, etc., accessing Cherry Street, should it be narrowed. Jeff said it appears as though the applicant can still do what they want with the property if variances are granted.

Kevin stated there are several variance needed: 1) for the lot area, 2) for the building setback and 3) for the lot coverage. Jeff said nothing physically is changing; it's just calculations of

lot area, width, coverages, etc. Waivers can be requested in this case, which Council advised the applicant to request.

- **Evan Heister, 149 Linden Avenue** was present to request potholes on Willow Lane be filled. Some were done last year, but not all. With the warmer weather coming, Mrs. Price said hot mix can be used in these areas once it's received.
- **Lee Powell** lives in Felton; however, her son owns the skate shop on Main Street in the Borough. She brought a letter she had written asking Council for their consideration. In light of the recent smoke shop robbery, she suggested installing cameras along Main Street as a possible crime deterrent. The cameras have an app associated with them, so information can be saved & shared with Police. President Musso said business owners or residents can install cameras on their private property, but the Borough cannot. They cannot be installed on telephone poles either because those belong to the utility company. Currently, the Borough has cameras installed in Fairmount Park & some pointing towards the square. John Krantz said there are cameras mounted on the Municipal Authority's building & they captured a really clear picture of the suspect as he fled from the smoke shop after the robbery; however, he was wearing a mask & hoodie, so it would be difficult to identify him anyway. Council thanked Mrs. Powell for her letter & for her concern. They will pass along her contact information, as well as her letter to Mike Adams who is active in the community effort/watch for the Borough.

4. **Mayor Lau's Remarks & Recommendations**—Mayor Lau reported:

- In light of the recent shooting of the 12 y/o boy, there is interest in placing blue ribbons around town in his memory. The ribbons & "In Memory Of" signs have been placed at certain places & Mayor Lau believes it's important for the Borough to also show support. Council is agreeable to this & Mayor Lau volunteered to place these in certain areas, especially downtown.
- He responded to a complaint from a resident who received a parking ticket during the recent street sweeping. The Mayor suggested the resident simply move their vehicle prior to the cleaning. Mrs. Lau suggested rescinding the parking tickets **if** the resident (or ticketed person) sends the Borough a video showing them cleaning the parking spots where their vehicle had been parked.
- Movies in the Park—Mayor Lau & Mrs. Lau will donate the money (through the Karate School) needed to pay for & show the movies on those scheduled nights. His only request is that someone from Parks & Rec (or Borough) come to the Karate School to receive the check & allow the karate students to have fun & get involved with the donation.

5. **Public Safety**—Mrs. Slenker said the reports have been distributed.

Mrs. Slenker made a motion to approve the Fire Police requests for Dallastown Borough & Stewartstown Borough. Mrs. Frutiger seconded. All were in favor; motion carried.

6. **Solicitor's Report**—Mr. Craley reported:

- He met with Ed Pearson & his attorney. More will be discussed tonight in Executive Session.
- Mr. Klinedinst raised concerns about the cleanup after the large fire on Lancaster Street. Mr. Craley said nothing can be done about what has already happened, but as remediation of the site takes place, the contractor (or whoever is doing the cleanup) should take the proper precautions. The Borough isn't the monitoring agency, nor is it their responsibility to ensure the remediation is done correctly; however, Mr. Klinedinst would like the Borough to receive a certificate or notice that states the proper protocol was followed. Jeff believes the only time the Borough would be obligated to address this issue would be if a contaminant is seen leaving the site & entering the Borough's ROW. If Council wishes, Mrs. Price can contact DEP to request they monitor the remediation of the site.

7. **Engineer's Report**—Jeff Shue reported:
  - The contracts for this year's street work projects have been given to Mrs. Price. A pre-construction meeting will be scheduled for end of April.
  - He met with staff at the proposed Borough building. Grading is currently taking place & Jeff will monitor this. Mrs. Price stated a lot of interest was generated at the pre-bid meeting for the proposed work.
8. **Parks & Recreation**—Mrs. Lau & Meredith Yakelis reported:
  - Suds 'n' Songs—bands are finalized, glasses have arrived & posters are getting printed. Wyndridge is planning to attend that day. Volunteers are needed for parking, setup & cleanup.
  - Breakfast with Easter Bunny & the egg hunts went well.
  - Softball signups are getting a lot of verbal commitment, so hopefully the kids will follow through by signing up. 35-40 kids already attend the program.
  - May 6<sup>th</sup>—Mother's Day Tea—preregistration is strongly suggested.
  - Summer Camp is full; 50 children are registered. Additional interested families can be added to the waiting list.
  - Food Truck Fridays are scheduled—June 15, July 21, August 17 & September 15
  - June 24<sup>th</sup>—Multi-cultural Festival will be held from 10am-5pm
  - Camp Out Night—June 24<sup>th</sup> (after festival)
  - July 4<sup>th</sup>—Car Show—all money raised will go towards camp & sports scholarships.
  - Splash Pad will open Memorial Day weekend.
9. **Municipal Services**—Mr. Minnich reported:
  - Hydrant repair invoice—RLMA will discuss at their next meeting. He agrees with Mrs. Price on what would be the Borough's responsibility to repair.
  - PADEP did a recent inspection of the WWTP which went well.
  - Flushing of the system will begin Monday, April 17<sup>th</sup>.
  - Source Water Protection Plan meeting is scheduled for Wednesday, April 19<sup>th</sup> @ 6:30pm at the Red Lion Municipal Office.
  - Shutoff fees—these will be restructured in that, if a resident never had a prior water service termination, they will be charged \$100 to reconnect service. If a resident has a history of late payments/water service terminations, they will be charged \$150 to reconnect service.
10. **Public Works**—Mr. Klinedinst reported:
  - Request was received for a handicapped parking space at 44 S. Pine Street. Mr. Klinedinst made a motion to approve this request; Mrs. Barley seconded. All were in favor; motion carried.
  - A request was received for a temporary handicapped parking space at 627 W. Broadway for a resident who suffered two broken legs in a recent car accident. Mrs. Barley made a motion to approve the request; Mrs. Slenker seconded. All were in favor; motion carried.
11. **Planning, Zoning & Economic Development**—Mrs. Barley & Dan Shaw reported:
  - Subdivision Plan for 78/80 E. High Street—submitted by Habitat for Humanity & presented by Jake Hebel (Gordon Brown & Associates). The prior duplex burned down several years ago & it's now a vacant lot. Habitat is proposing to build another duplex, but they want to center the property line so it's not hugging one side of the property. Water, gas & access easements will be recorded with the new deeds. Two waivers were also requested: 1) plan scale (Section 22-402) & 2) preliminary plan (Section 22-303)  
At their April meeting, the Borough Planning Commission recommended approval of the two waivers with no further conditions.  
Mrs. Barley made a motion to approve the plan as presented and the two waivers mentioned above; Mrs. Frutiger seconded. All were in favor; motion carried.

- Planning Commission Meeting will be held Monday, April 17<sup>th</sup> to discuss Zoning Ordinance amendments.
  - Renewal of handicapped parking spaces—Each year, letters are sent to those residents who have a space. Dan has mailed final notices to 4 residents who have not yet renewed theirs (since January). Council advised Dan to pull the spaces if he doesn't hear back by end of the week.
12. **Administration**—Mrs. Frutiger reported:
- Amending Resolution 2023-2 for Banners for Building Bridges for Brianna and Explore York events. Mrs. Frutiger made a motion to approve the amended Resolution; Mrs. Barley seconded. All were in favor; motion carried.
  - Mr. Musso plans to meet with Scott Gingrich this week.
13. **Approval of bills**—Mrs. Barley made a motion to approve the bills; Mrs. Slenker seconded. All were in favor; motion carried.
14. **Executive Session**—Council adjourned to Executive Session @ 8:09pm to discuss legal matters involving 21 W. Broadway & the Pearson property. No formal action will be taken. Meeting adjourned.

Respectfully submitted by:  
Stacy Myers, Recording Secretary