

**BOROUGH OF RED HILL  
PLANNING COMMISSION MINUTES  
JUNE 25, 2009**

Date: 6-25-09

Review of request for special exception and variance.

Applicant: Kimberly Arancibia

Address: 903 Main Street, Red Hill, Pa 18076

Request: Add a hair salon to existing residence (special exception) and parking (variance).

Currently, the property is zoned Residential and the Applicant would like to add a hair salon to the rear of her house with required parking. The back room has a separate entrance which is sectioned off from the rest of the house with a wall and lockable door. To make the salon compliant with ADA required specifications, there will need to be a 6 foot extension of the room/salon. This will provide room for the larger access and bathroom. The extension will be 6' x 18'. It appears that there will be enough space for the required parking spaces which is calculated to be 4.

The Applicant stated that the salon will be owner operated only with no employees and only one chair. Applicant is willing to accept those terms as conditions of approval.

The members of the planning commission ran into some problems with the application documentation.

The "Site Plan" does not have the required information as outlined by the Red Hill Zoning Ordinance. The problems surround a lack of detail in dimensions related to, but not limited to, the side street, the parking proposed spaces, the proposed addition and existing dwelling. Also, the site plan is not finalized with the engineer's stamp and signature.

It was also discovered by the Borough Engineer that the existing dwelling is situated over the required side yard set back. Therefore, the proposed extension will also be over the required side yard set back requiring an additional variance. This will require an amendment to the zoning hearing board application.

The Applicant requested the RHPC to take no action at tonight's meeting pending submission of an amended application.

The RHPC has taken no action concerning this proposal.

A motion to adjourn was made by Ralph Schmehl and seconded by Charles McCleary. The vote to adjourn carried unanimously and the meeting ended at 8:40pm.

Submitted by:

Dave Schiffgens

Chairman RHPC