

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 6, 2005 – 7 PM**

MINUTES

Chair called the meeting to order at 7 PM. Those in attendance were:

COMMISSION MEMBERS:

Laura Scudder, Chairman.
Ray Rabenold
Edward Kaplan
Merril Sollenberger
Frank Buhrman
Ronald Bell

BOROUGH OFFICIALS:

David A. Hazlett
Borough Manager
Howard Rodriguez
Code Enforcement
Gayle Marthers
Recording Secretary

Absent:

Neal Abrams
Ron Harris
Anthony Golden

OTHERS:

ITEM #1.-APPROVAL OF MINUTES FROM MAY 2, 2005

The Minutes were distributed for review.

ACTION- A Motion to approve the Minutes noting the deletion of those listed under “OTHERS” was made by L. Scudder and seconded by F. Buhrman. The Motion carried unanimously.

ITEM #2.0-OPEN TO THE PUBLIC

None in attendance

ITEM #3.1-CREST REVIEW:

Eric Mains, Borough Engineer, was in attendance and outlined the work thus far on the project. Chuck Sioberg and Bill Kick, representatives from Martin & Martin, developers were in attendance to answer any questions. All parties agreed that minor adjustments were being worked out, and upon receipt of state and local permits, ground breaking could occur before the end of 2005.

ACTION- A Motion by F. Buhrman was made to recommend that Borough Council approve the current “Phase 1 Plan” and “Phase 2 Plan” subject to conditions as developed by staff. Motion seconded by R. Rabenold and passed unanimously.

Committee was updated on the upcoming PennDOT bridge project along RT116 that will begin near the end of September and is scheduled for completion September 2006.

ITEM #3.2- REGIONAL PLANNING PROGRESS:

L. Scudder provided update from the Regional Planning Group. There are 6 municipalities participating. The group is ready to move forward and seek funding. Rob Thayer attended the meeting and outlined an estimated budget of approximately \$80,000. \$65,000 may be found through grants the difference being made by the participating municipalities based on a per capita figure. Carroll Valley Borough's share is estimated at \$3700 for 2006.

ITEM #4.1-ACCESSORY BUILDINGS AND ACT 92:

H. Rodriguez outlined the discrepancy found between our ordinance requirements and the State Act 92 with regard to the issuance of building permits for accessory structures. The quandary currently faced by Mr. Rodriguez is that our zoning ordinance caps sheds and workshops at 288 square feet. If a resident wishes to build a structure larger than 244 square feet a building permit must be applied for and all codes followed. However, Act 92 states that building permits are not to be issued for accessory buildings less than 1000 square feet. For all sheds, workshops and non-garage accessory buildings between 288 and 999 square feet, Carroll Valley Borough requires a building permit that the state prohibits.

Consensus of the commission is that the issue of accessory buildings be addressed by Borough Staff and bring recommendation back to the body next meeting. Staff was asked to take into account multiple lots, acceptable lot coverage, and existing buildings.

ITEM #4.2-LOT DONATION OFFERS:

After some discussion, consensus was that any land offered to the borough should be accepted. The borough can sell or trade if applicable at some point in the future.

ACTION- A Motion to recommend acceptance of the donation of Lots R-60; B-67; A-45CR; and C-46 to the Borough Council was made by F. Buhrman, and seconded by M. Sollenberger. The Motion carried.

R. Rabenold share information regarding the Public Hearing discussing Open Burning. Majority of those in attendance was that the Borough Ordinance already bans all burning except yard waste. Discussion followed that resulted in the issue being tabled awaiting the Council's direction.

ITEM #5.0-ADJOURNMENT

There being no further business a Motion to adjourn was made at 7:55 PM by F. Buhrman and seconded by R. Rabenold. Motion carried unanimously.

Gayle R. Marthers, Recording Secretary