

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, MARCH 1, 2004 – 7 PM**

MINUTES

Chairman Laura Scudder called the meeting to order at 7 PM. Those present were:

COMMISSION MEMBERS:

Laura Scudder, Chm.
Frank Buhrman
Edward Kaplan
Merril Sollenberger
Neal Abrams
Anthony Golden
Malcolm Stewart

Absent:

Melodie Taylor

BOROUGH OFFICIALS:

Hilary Fortenbaugh
Borough Manager
Howard Rodriguez
Code Enforcement
Jim Becraft, Mayor
Jo Ann Myers
Recording Secretary

ITEM #1-APPROVAL OF FEBRUARY 2, 2004 REGULAR MEETING MINUTES

The Minutes of the meeting were distributed for review.

ACTION- A Motion to accept the Minutes as presented was made by F. Buhrman, and seconded by R. Rabenold. The Motion carried.

ITEM #2.0-OPEN TO THE PUBLIC

There was no business brought before the Commission by the public.

ITEM #3.1-CREST PRELIMINARY SUBDIVISION PLAN

H. Rodriguez said that the engineering review was completed and comments were submitted from them. The Commission addressed several of the comments, and referring to Comment #4 the Commission agreed they were not in favor if islands in the cul-de-sacs for various reasons. Relating to Comment #15 it was asked who would maintain the water in the dry hydrant due to the potential for high water tables. H. Rodriguez said XXXXXXXXXXXXXXXX. Mr. Rodriguez added that the building lots sizes would range from .61 acre to 1.15 acre with 107 houses being planned. Jean McNamara from 72 Ski Run Trail was present as well as Tom Fitzsimmons from 1 Trout Run Trail and each of them made some inquiries about the plan for the Crest.

ITEM #3.2-RESIDENTIAL FIRE SPRINKLER SYSTEMS UPDATE

E. Kaplan gave an update on the sprinkler system endeavor and said that many workshops are planned with one on March 11, 2004 at the Fire Academy in Emmitsburg.

ITEM #3.3-BUILDING SITE REQUIREMENTS UPDATE

At the last meeting creating an ordinance addressing the requirement for port-a-potties and dumpsters for construction sites was considered. However, H. Rodriguez said he didn't believe an Ordinance was necessary since the requirement is already in the OSHA requirements. He also said he had learned from the Solid Waste office that roll off containers are required. He said that illegal burning of construction debris is happening especially on the weekends and said he wants people to call him if they see this happening.

ITEM #4.1-PLANNING GUIDELINES FOR ACQUISITION OF PROPERTY

Chairman Scudder reported that she and F. Buhrman redesigned the policy using the old policy from 1992 to try to convince the county not to tax us. The new policy contains three sections; Background; Land Use Consideration; and Sale or Trade of Lots and Right of Those Donating Lots.

ACTION- A Motion was made by N. Abrams, and seconded by E. Kaplan to send the new Policy to the Borough Council for approval. The Motion carried.

ITEM #4.2-RECOMBINATION INCENTIVES

H. Rodriguez provided background on the Borough's incentive for recombination of lots in 2000 where the Borough offered to pay the engineering fees. The incentive was not meant for developers. However, the developers have taken advantage of the offer with 14 recombinations last year. This incentive has cost the Borough \$44,000 since year 2000. He further added that he believes the new storm water Ordinance passed in July contains appropriate incentives for recombinations and suggested the original incentive made in 2000 be rescinded. There was some confusion as to how the suggestion of the incentive was originally sent to the Borough Council for approval in 2000, and it was agreed by several Planning Commission members that the Planning Commission was not informed of the idea, and had no part in the idea. Mayor Becraft added that according to the Minutes of the Roads, Parks and Environmental Committee (which he said he could provide) the request was sent to the Borough Council by that Committee. J. Myers will check the Minutes of both Committees.

ACTION- A Motion to ask the Borough Council to rescind the incentive for the Borough to pay the engineering costs for recombination of lots was made by F. Buhrman, and seconded by M. Sollenberger. The Motion carried.

ITEM #5.0-ADJOURNMENT

There being no further business F. Buhrman made a Motion to adjourn at 8:45 PM. The Motion carried.

Jo Ann T. Myers, Recording Secretary