

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, AUGUST 2, 2004 – 7 PM**

MINUTES

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

COMMISSION MEMBERS:

Laura Scudder, Chm.
Frank Buhrman
Edward Kaplan
Merril Sollenberger
Ray Rabenold
Anthony Golden
Ron Harris
Neal Abrams
Absent:
Malcom Stewart

BOROUGH OFFICIALS:

Hilary Fortenbaugh
Borough Manager
Jo Ann Myers
Recording Secretary
Howard Rodriguez
Code Enforcement

ITEM #APPROVAL OF MINUTES FROM JULY 6, 2004

The Minutes from the aforementioned meeting were distributed for review.

ACTION- A Motion to approve the Minutes as submitted was made by R. Rabenold, and seconded by M. Sollenberger. The Motion carried.

ITEM #2-OPEN TO THE PUBLIC

E. Kaplan announced that on Saturday, August 7, 2004 from 10 AM-4:30 PM the Adams County Volunteer Emergency Services Association will be conducting an Emergency Services Day at the Training Center. He said that a sprinkler system will be set with demonstrations, etc. He asked for volunteers from the Planning Commission to assist with the booth. He said that J. Becraft will be circulating a flyer to the Borough's Association. He also provided a draft article which he wrote for Valley Views Newsletter. H. Fortenbaugh added that volunteers working in the booth must make it clear that the Carroll Valley Borough Council has not yet adopted the Ordinance for sprinklers.

ITEM #3.1-ACT 537 PLAN

L. Scudder distributed a draft Memo to go to the Borough Council with the Planning Commission's recommendation concerning how to proceed with sewerage the Borough, and which Option to include in the Act 537 Plan.

ACTION- A Motion was made by F. Buhrman, seconded by R. Rabenold to adopt the proposed Memo of recommendation and present it to the Borough Council. The Motion carried.

ITEM #4.1-NUISANCE ORDINANCE

H. Rodriguez distributed a copy of the Nuisance Ordinance for Littlestown Borough. N. Abrams asked if Carroll Valley has regulations relating to how many people can live in one household, and how much “stuff” can be accumulated outside in the yard. Discussion on these issues will continue at the next meeting.

ITEM #4.2-LOT DONATIONS

Lot J-004 owned by Hobson, located on Short Trail was offered to the Borough as a donation. The lot is entirely in the flood plain and has been vacated so there is no access to the property. The property meets the criteria for the flood zone properties that we want to keep out of development.

ACTION- A Motion to accept the donation of Lot J-004 was made by F. Buhrman, and seconded by A. Golden. The Motion carried.

ITEM #4.3-SUB DIVISION PLAN FOR LOT J-85+

This 2.55 acre parcel was originally the Old Barn B & B which was destroyed by fire. The property was sold, and the new owners are requesting to divide the parcel into two parcels to build two single family homes. However, due to the shape of the lot and the right of way each parcel would be 0.994 acres. Because this is less than the 1 acre lot requirement the petitioners received a variance from the Carroll Valley Zoning Hearing Board on June 9, 2004. The owners were informed that the lot will be subject to a benefit assessment for the sewer and that they will be responsible for attaching to the sewer. The subdivision with the approved variance is in compliance with the zoning ordinances.

ACTION- A Motion to approve the request for sub-division of lot J-85 was made by N. Abrams, and seconded by R. Rabenold. The Motion carried.

ITEM #4.4-TAX SALE LOT RECOMMENDATIONS TO BOROUGH COUNCIL

A list of properties up for tax sale was distributed for location review.

ACTION- A Motion was made by F. Buhrman, and it was agreed by consensus to authorize H. Rodriguez to pursue acquisition of Lots R-91 and K-284 at the tax sale if the title problems are worked out.

ITEM #5.0-ADJOURNMENT

There being no further business the meeting adjourned at 8 PM.

Jo Ann T. Myers, Recording Secretary