

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 2, 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
Melodie Taylor
Anthony Golden
Malcolm Stewart

Absent:

Neal Abrams
Ray Rabenold

BOROUGH OFFICIALS:

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

ITEM #1.0-APPROVAL OF THE MINUTES FROM THE JANUARY 6, 2004 MEETING

The Minutes were distributed for review. E. Kaplan made several corrections to item #4.1.

ACTION- A Motion to approve the Minutes as amended was made by M. Sollenberger, and seconded by M. Stewart. A. Golden and M. Stewart abstained because they were not present at the meeting.

ITEM #2.0-OPN TO THE PUBLIC

Chad Farace who operates Frontier B-B-Q at the corner of SR16 and SR116 was present requesting permission to erect a 24 x 24' portable food stand on the property which would be a bit larger than the one presently there. J. Becraft shared concerns about the intended extended hours and suggested we contact PENNDOT. Mr. Farace said he had contacted them prior to putting up the fence and they had no problem with the business location. He further said that they also gave him permission to use both exits, but due to traffic problems he has only been using the entrance on SR116. H. Rodriguez said that a Land Development Plan needs to be submitted. Mr. Farace said he will be paying taxes which will benefit the Borough and also that the assessment will increase as a result of his business. He also requested permission to install a holding tank for gray water only, and he will continue to use the port-a-pottie. He also wants to erect a business sign. H. Rodriguez will check with DEP to see if there is a requirement relating to hand washing.

ACTION- Mr. Farace was asked to submit a sketch of his intended changes for the next meeting.

ITEM #3.1-RESIDENTIAL FIRE SPRINKLER SYSTEMS UPDATE

E. Kaplan spoke briefly about the Fire Sprinkler System and the importance of an ordinance requiring them for new construction. He further stated that Fairfield and Emmitsburg Fire Companies have already shared their concerns about not being able to handle the planned development in Carroll Valley and Liberty Township. He suggested creating an Ordinance for Carroll Valley and some sort of incentive for retro fits. J. Becraft added that it is possible to get a County Ordinance passed if the Commissioners agree it is a good idea, and that workshops are being planned.

ACTION- A subcommittee was appointed consisting of E. Kaplan, and Merril Sollenberger to work on requirements for a residential sprinklers ordinance.

ITEM #4.0-LOT DONATIONS

Lot B-192 located at 48 Eagles Trail and owned by John Bache was offered as a donation to the Borough. However, since the Borough has not finalized their policy relating to the criteria for accepting donations the item was tabled. It was also agreed that a property owner should first contact their adjoining property owners to see if they would like to purchase the property for recombination purposes.

ITEM #5.1-PLANNING GUIDELINES FOR ACQUISITION OF PROPERTY

H. Fortenbaugh provided a color-coded map showing lots owned by the Borough which showed no set purpose other than the ones in the Ranch section which were considered for ball fields and the new sewer plant.

H. Fortenbaugh explained the problems with lot recombination incentives and said that the incentive needs to be revised because the offer is not being used in the way in which it was intended. Requiring the property owner to contact his adjoining neighbors was discussed and it was agreed that this requirement should be made before

ACTION- A Motion to table this issue until avenues for transfer of property to others have been explored was made by F. Buhrman, and seconded by M. Sollenberger. The Motion carried.

L. Scudder explained two workshops being planned and said that any Commissioner wishing to attend should see H. Fortenbaugh or B. Hertz.

The CVCA will be having a program on fire sprinkler systems at their dinner meeting on February 20, 2004.

ITEM #6.0-ADJOURNMENT

There being no further business the meeting adjourned at 8:35 PM.

Jo Ann T. Myers, Recording Sec.