

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, APRIL 5, 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
Ray Rabenold
Melodie Taylor
Anthony Golden

Absent:

Malcolm Stewart

BOROUGH OFFICIALS:

Hilary Fortenbaugh, Borough Manager
Howard Rodriguez, Code Enforcement
Jim Becraft, Mayor
Tom Campbell, Solicitor
Paul Sauers, C. S. Davidson, Inc.
Jo Ann Myers, Recording Secretary

ITEM #1-APPROVAL OF THE MINUTES FROM THE MARCH 1, 2004 MEETING

The Minutes from the aforementioned meeting were distributed for approval.

ACTION- A Motion to approve the Minutes as written was made by F. Buhrman, seconded by N. Abrams. The Motion carried unanimously.

ITEM #2.0-OPEN TO THE PUBLIC

G. Lamb, Council President was present and announced that the Borough approved his meeting with the leaders from the Hamiltonban Township, Fairfield Borough, and Liberty Township to discuss the possibility of joining with Carroll Valley Borough in regionalization projects. He said he plans to contact them by letter and try to set up a meeting in May.

Tom Wolf, Council Vice President was present and he said he was disappointed to see that the request that Council had made to have four items discussed at the Planning Commission meeting were not included on the evening's Agenda. He then reiterated that this was just a "request" from Council. Those items included 1) provide to the Borough Council a draft ordinance by the May meeting relative to sprinkler systems; 2) provide a recommendation of the minimum square footage for residential buildings; 3) provide the Borough Council with a plan to revise and update land use portion of CV Ordinance by May meeting; and 4) provide at the August Borough Council meeting an inventory of commercial property within the Borough. Chairman Scudder said she also serves on the Borough Council and she was not aware of a time frame in which to address these issues, but said that the sprinkler system was on this month's agenda and there is a map in the Conference Room, which indicates commercial properties within the Borough. She said the Agenda is full for this meeting but the other issues could be addressed at future meetings. N. Abrams added that the Planning Commission is already very busy trying to address the current issues on the Agenda, and he didn't know if the dates for the aforementioned requests was realistic giving the fact that each member of the Commission is a volunteer. E. Kaplan provided a brief history/update on the sprinkler systems and said it would be covered more in Agenda Item # 3.2.

ITEM #3.1-CREST PRELIMINARY SUBDIVISION PLAN

Comments from the Adams County Planning Department and also C. S. Davidson, Inc. were submitted concerning the plans for the Crest.

ACTION- It was agreed by consensus that there would be one connector road into the Crest by way of Trout Run to Ski Run Trail; the hiking trail would remain in the location in which it is indicated on the preliminary plan; and no landscaping would be done in the center of the cul-de-sacs.

L. Scudder, H. Rodriguez, T. Campbell, and P. Sauers meet earlier and at this meeting presented a list of items to be included in the Plan for the Crest. The list was reviewed and everyone agreed to the items on the list, which was shared with the developer who was present at the meeting. He indicated the list was a good one and was feasible for implementation.

ITEM #3.2-RESIDENTIAL FIRE SPRINKLER SYSTEMS UPDATE

E. Kaplan provided a list of Principles for an Ordinance and Discussion Points. The Planning Commission discussed each item and addressed several questions to the solicitor for clarification.

ITEM #4.1-FRONTIER BARBEQUE IMPROVEMENTS

Chad Farace who operates Frontier Barbeque at the intersection of SR16 and SR116 was present with his drawing of his request to construct a 20' x 24' building to prepare and serve his bar-b-q. Since he does not own the property he did not want to go to the expense of paying for permits if the Planning Commission would not approve his request. The drawing showed the location of the proposed building; proposed location of the storage shed which will house a portable pottie; proposed gray water holding tank; and parking area. He said he is not required to provide hand-washing facilities for his customers, and that the portable pottie is mostly for his employees' use.

ACTION- The Planning Commission by consensus gave their approval for submission of the building plan.

ITEM #4.2-REQUEST TO PURCHASE LOT RI-118

H. Rodriguez explained that this Borough owned lot is located on Pecan Trail and the adjoining property owners would like to purchase the lot to recombine with their property. The Borough initially accepted the lot as a trade lot. He said the other adjoining property owners would have to be notified of the request so that they could bid if interested, the lot would need to be appraised, would go out on bids, etc.

ACTION- A Motion to recommend the sale of RI-118 to the Borough Council and to begin the process was made by F. Buhrman, and seconded by R. Rabenold. The Motion carried.

ITEM #4.3-REQUEST TO TRADE LOT R-12 OR R-119 FOR WA-404

H. Rodriguez explained that the Borough owns lot WA-404. Doug Laptok owns RI-12 and RI-119. Mr. Laptok would like to trade these lots for WA-404, which would be recombined with two other lots. There was much discussion.

ACTION- It was agreed by consensus to recommend to Council the trading of the aforementioned lots.

ITEM #4.4-FURTHER DISCUSSION RELATIVE TO MR. WOLFE'S ISSUES

Chairman Scudder said she didn't believe the Borough Council had given a directive for the Planning Commission to cover these issues at this meeting, and that there was no time table.

ITEM #4.5-RESIGNATION OF MELODIE TAYLOR

Melodie Taylor then presented her letter of resignation from the Planning Commission, but added that perhaps her husband may be interested in serving. She said she would also be interested at a later time.

ITEM #5.0-ADJOURNMENT

ACTION- A Motion to adjourn was made at 9:40 PM by F. Buhrman, and seconded by E.Kaplan. The Motion carried unanimously.

Jo Ann T. Myers, Recording Secretary