

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, DECEMBER 6, 2004 – 7 PM**

MINUTES

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

COMMISSION MEMBERS:

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

BOROUGH OFFICIALS:

Richard Hileman
Interim Borough Manager
Howard Rodriguez
Code Enforcement
Jo Ann Myers
Recording Secretary

ITEM #1.-APPROVAL OF MINUTES FROM OCTOBER 4, 2004

The Minutes were distributed for review.

ACTION- A Motion to approve the Minutes as presented was made by E. Kaplan, and seconded by F. Buhrman. The Motion carried.

ITEM #2.0-OPEN TO THE PUBLIC

E. Kaplan reported that he made a presentation to the ADVESA asking for support on the Sprinkler Ordinance. He also will be attending a meeting in Hamiltonban Township on 12/7/04 to share information.

L. Scudder reported that last month she mailed letters to surrounding municipalities asking if they had any interest in regionalization projects. She has not received any responses.

ITEM #3.1-CREST SUBDIVISION UPDATE

H. Rodriguez said that the developers for the Crest have asked for an extension because they had to re-do some plans addressing environmental issues. He added that he believes the developers are planning to sell the 107 acres with an approved subdivision plan.

ITEM #3.2-RESIDENTIAL SPRINKLER ORDINANCE UPDATE

E. Kaplan said that the Ordinance has been challenged by the Builders Association and a hearing is scheduled for January 11, 2005 at the Borough Office, and he explained the challenge as he understood it. F. Buhrman added that he believes the Borough should come up with a Plan in case we lose the challenge. Mr. Kaplan added that he believes a Fire Tax is needed. There was much discussion relative to fire and ambulance coverage and how difficult it is at the present time to meet the needs of our community, and how the response

time will be worse when the new developments are finalized. It was agreed to wait for the ruling on the challenge and if it is upheld to see if the problem was a technicality or if we failed to provide needed information. If so we can try to fix the problem, and try again.

ITEM #3.3-HOME OCCUPATION ORDINANCE DISCUSSION POINTS MEMO

The draft Ordinance was distributed for review. H. Rodriguez explained the various areas of impact, and several minor adjustments were made to the Ordinance.

ACTION- A Motion was made by F. Buhrman, seconded by R. Harris to recommend approval of the Home Occupation Ordinance to the Borough Council. The Motion carried unanimously.

ITEM #4.1-2005 MEETING DATES

A list of proposed meeting dates for 2005 was distributed for review.

ITEM #4.2-LOT DONATION

Lot H-092 located on Deep Hollow Trail and owned by Larry & Kay Ann Major was offered as a donation to the Borough. The lot has never been perc tested, and there are 2 streams on the property. The lot would be appropriate for green space.

ACTION- A Motion to recommend acceptance of the donation of Lot H-092 to the Borough Council was made by F. Buhrman, and seconded by M. Sollenberger. The Motion carried.

ITEM #4.3-OTHER BUSINESS

L. Scudder advised that she had received a phone call from a Borough Council member who advised that he had made a campaign promise that he would look into increasing the minimum house size requirement which is presently 850 sq. ft. of habitable space. She asked the Commission if they wished to discuss this issue. She said that according to the Building Department permits issued within the last year or so house sizes have been between 1400 and 2000 sq. ft. She also added that many retirees do not wish to have a large home, and that there is a large variety of house sizes in Carroll Valley.

ACTION- The Commission discussed the aforementioned issue and decided not to take action at this time.

ITEM #5.0-ADJOURNMENT

There being no further business a Motion to adjourn was made at 8 PM by M. Sollenberger.

Jo Ann Myers, Recording Secretary