

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 6, 2004 – 7 PM  
BOROUGH OFFICE**

**MINUTES**

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

**COMMISSION MEMBERS:**

Laura Scudder, Chm.  
Frank Buhrman  
Merril Sollenberger  
Edward Kaplan  
Ray Rabenold  
Melodie Taylor

**Absent:**

Neal Abrams

**BOROUGH OFFICIALS:**

Hilary Fortenbaugh  
Jo Ann Myers

**Absent:**

Howard Rodriguez

**ITEM #1.0-APPROVAL OF MINUTES FROM THE DECEMBER 1, 2003 MEETING**

The Minutes from the aforementioned meeting were distributed for review. It was noted that Merrill Sollenberger's name was omitted from the Attendance list.

**ACTION-**

A Motion to accept the Minutes as amended was made by R. Rabenold, and seconded by E. Kaplan. The Motion carried.

**ITEM #2.0-OPEN TO THE PUBLIC**

G. Lamb from 44 Ringneck Trail, and a past member of the Planning Commission conveyed how much he had enjoyed serving on the Commission.

**ITEM #3.1-C. S. DAVIDSON'S RESPONSE LETTER ON ENGINEERING ISSUES RELATING TO THE CREST**

A copy of the letter addressed to H. Rodriguez from C. S. Davidson was reviewed and L. Scudder shared her concern about item #1 relating to the 3% slope of intersecting streets.

**ITEM #4.1-RESIDENTIAL FIRE SPRINKLER SYSTEMS**

E. Kaplan shared information he received at a recent regional workshop he organized with Carroll Valley, Emmitsburg, and Fairfield Borough concerning the benefits of installing sprinkler systems and the idea of incorporating the requirement in the Building Ordinances. Other municipalities were invited. He said that two more sessions are planned, and that he, J. Becraft, and L. Scudder will be appearing on ACTV (channel 10) on January 29<sup>th</sup> at 8 PM to discuss the idea. There will also be a CVCA meeting at Ski Liberty to discuss the subject on February 20<sup>th</sup>. L. Scudder invited everyone to attend and bring a neighbor. Mr. Kaplan introduced Shane Ray, Fire Chief and Mayor from the town Pleasant View, Tennessee who was in our area teaching at the Fire Academy. Mr. Ray shared information on what his town has done in an attempt to decrease the number of fires and deaths in his area, and believes the sprinklers are responsible for the success. He said that smoke detectors are better than nothing, however, in a recent study it was learned that most children under the age of 14 do not hear smoke detectors when they ring, and it showed that it took one parent 2 minutes to awaken and another 5 minutes to awaken. He said that sprinklers are much better because they activate immediately and extinguish the fire. He said in his town they are required in all new commercial and residential sub-divisions. He indicated that he doesn't believe simply adopting the State Fire Code is enough; that municipalities need to include it in their Ordinances. Mr. Ray added that various incentives for installing sprinkler systems have been offered in his town and they charge 42 cents per square foot for a building permit.

This item will continue to be discussed and it was agreed by consensus that we should adopt the requirement of sprinkler systems in new construction.

**ITEM #5.0-LOT DONATION**

Lot 013-0034 owned by Joel Smith and located at 41 Valley View Trail was offered as a donation to the Borough. The lot is located in the flood plain.

ACTION- A Motion to accept the donation of this lot was made by F. Buhrman, and seconded by E. Kaplan. The Motion carried.

**ITEM #6.0-NEW OR UNFINISHED BUSINESS**

There were two candidates for vacancies on the Planning Commission; Anthony Golden who resides at 11 Valley View Trail, and Malcolm Stewart who resides at 4 Snow Plow Trail. Each candidate's resume was reviewed.

ACTION- A Motion to recommend both candidates to the Borough Council for appointment to the Planning Commission was made by E. Kaplan, and seconded by M. Taylor. The Motion carried.

L. Scudder then discussed construction sites and the need to require port-a-potties and covered dumpsters on each site.

ACTION- It was agreed by consensus to ask H. Rodriguez to include these requirements in the Carroll Valley Building Code in the spring.

Term expirations were also discussed and there was some confusion as to when various Commission members' terms expire. H. Fortenbaugh said that every term expires on December 31 of various years.

F. Buhrman created a draft ordinance addressing the Borough's criteria for accepting lot donations. L. Scudder said she had made some modifications, and it was agreed not to accept lots, which contain conditions, by the owners. The reason being that the Borough has no way of knowing what our needs will be in the future so we cannot make promises about what the lots will be used for in the future.

**ITEM #7.0-ADJOURNMENT**

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

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Jo Ann T. Myers, Recording Secretary