

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, JANUARY 3, 2005 – 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:

BOROUGH OFFICIALS:

Richard Hileman
Interim Borough Manager
Howard Rodriguez
Code Enforcement
Gayle Marthers
Recording Secretary

Per procedure, the annual re-organization of the Planning Commission was held:

ACTION- A motion to nominate Laura Scudder chairperson of the Planning Commission was made by E. Kaplan and seconded by R. Harris. A motion to close the nominations was made by F. Buhrman, and seconded by E. Kaplan. Having no further discussion the Motion carried.

ACTION- A motion to nominate Edward Kaplan vice chairperson was made by M. Sollenberger and seconded by N. Abrams. A motion to close the nominations was made by F. Buhrman and seconded by R. Harris. Having no further discussion, the Motion carried.

ITEM #1.-APPROVAL OF MINUTES FROM DECEMBER 6, 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 attended a meeting in Hamiltonban Township on 12/7/04 to share information and asked for support on the Sprinkler Ordinance. There was resistance. Kaplan also reminded the committee that the Public Hearing is scheduled for January 11, 2005.

L. Scudder reported that in November she mailed letters to surrounding municipalities asking if they had any interest in regionalization projects. Fairfield and Liberty Township have expressed interest.

ITEM #3.1-CONSTRUCTION SITE REQUIREMENTS

H. Rodriguez suggests that an ordinance be included in Code Enforcement.
A. Golden requested clarification of the need for an ordinance. After explanation was made
L. Scudder, chm, asked H. Rodriquez to continue to research the topic. This issue will be re-visited next month.

ITEM #4.1-2005 PLANNING COMMISSION GOALS AND PRIORITIES

L. Scudder, chm., asked for committee input:

- #1 R. Rabenold: Professional/Commercial Development with possibility of zoning/re-zoning of certain areas. Questioned impact to community.
- #2 N. Abrams: Discussed increased growth of surrounding 6 municipalities and the impact on Carroll Valley Borough.
- #3 R. Harris: Suggested re-visitation of the Comprehensive Plan.
 - F. Buhrman: Suggested reviewing 1 subject each meeting.
 - N. Abrams: Discussed concerns about current Sewer System and the ability for growth.
 - R. Harris: Suggested the Goals be measurable. Questioned where we stood on the Goals.
 - H. Rodriguez: Suggested “Strategic” Goals be explored
 - R. Harris: Furthers suggested “Tactical” Goals or “Operational” Goals be explored to show the action plans.
 - E. Kaplan: Asked what development was being sought if any.
 - N. Abrams: Asked what Road Plans have been included in the Comprehensive Plan.
- R. Harris: Requested copy of the Comprehensive Plan.

L. Scudder took the opportunity to congratulate the committee on the Sprinkler System Ordinance and their hard work on the Crest Subdivision.

- #4 E. Kaplan: Suggested the reprisal of the Citizen’s Advisory Group Mtgs.
 - L. Scudder: Opposed – There wasn’t enough sustained involvement to warrant the meeting
 - E. Kaplan: If no CAGMtg., then an advertised Public Meeting for the community’s benefit.
 - F. Buhrman: Opposed – Feels the Public Meeting is a gimmick to get the community involved. Further feels that the community will not be involved because there is no prevalent crisis.
- #5 E. Kaplan: Possible promotion of the Telecommuting employee as a resident of this area.
 - H. Rodriguez: the Home Occupation Regulations are already on the books. Just need to promote the concept.

***** Note for addition to the spring Carroll Valley Views*****
Article regarding the Planning Commission:

- Include:
 1. Comprehensive Plan
 2. Invite Community Comment

3. Provide Meeting Dates and Times
4. Provide "Comprehensive Plan Topic" for the meeting dates.

Article regarding the Home Occupation Regulations.

ITEM #4.2-LOT DONATION

Lot R-040 located on Mason Dixon Trail and owned by the Dubicki's was offered as a donation to the Borough. The lot has never been perc tested, and the lots on both sides failed perc and were donated to the Borough in 200 and 2001 for Green Space, and flood mitigation.. The lot would be appropriate for green space.

ACTION- A Motion to recommend acceptance of the donation of Lot R-040 to the Borough Council was made by F. Buhrman, and seconded by R. Rabenold. The Motion carried.

ITEM #5.0-ADJOURNMENT

There being no further business a Motion to adjourn was made at 8:10 PM by F. Buhrman and seconded by M. Sollenberger.

Gayle R. Marthers, Recording Secretary