

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
MONDAY, June 6, 2005 – 7 PM**

**MINUTES**

Chair called the meeting to order at 7 PM. Those in attendance were:

**COMMISSION MEMBERS:**

Laura Scudder, Chairman.  
Anthony Golden  
Ron Harris  
Ray Rabenold  
Neal Abrams  
Merril Sollenberger  
Frank Buhrman  
Ronald Bell  
Absent:  
Edward Kaplan

**BOROUGH OFFICIALS:**

David A. Hazlett  
Borough Manager  
Howard Rodriguez  
Code Enforcement  
Gayle Marthers  
Recording Secretary

Chair Scudder welcomed new commission member Ronald Bell.

**ITEM #1.-APPROVAL OF MINUTES FROM MAY 2, 2005**

The Minutes were distributed for review.

ACTION- A Motion to approve the Minutes with note being made that chairperson should be changed to chairman or chair, was made by M. Sollenberger, and seconded by R. Rabenold. The Motion carried unanimously.

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

None in attendance

**ITEM #3.1-CREST UPDATE:**

H. Rodriguez reported that good progress has been made. Expect that plans may be re-submitted by next meeting.

**ITEM #3.2- JOINT PLANNING UPDATE:**

L Scudder reported that at their May 25, 2005 meeting, Carroll Valley, Fairfield, Hamiltonban, and Liberty announce that their municipalities wanted to pursue joint planning while Highland had voted only to continue studying the process. L. Scudder is drafting a resolution for presentation at Borough Council meeting addressing participation in a Joint Planning Commission.

L Scudder reported that on Thursday, June 2, 2006, she along with Marc Berg, and Gil Pringle participated in a televised discussion on the issue of Joint Planning that was aired on Adams County Television. Future Air dates will be distributed to the commission members as they become available.

**ITEM #3.2- ACCESSORY STRUCTURES ON SECONDARY LOTS:**

H. Rodriguez outlined the proposed deletions to the current ordinance regarding accessory structures along with the proposed new language addressing the issue.

ACTION: Motion made by F. Buhrman and seconded by M. Sollenberger stating that the Planning Commission recommends that the Borough Council accept the ordinance changes as presented. The motion carried unanimously.

It was noted that the borough properties that do not meet the standard of this ordinance change will be identified and registered as non-conforming. The status or non-conformity will be allowed to remain for life of the structure. Repairs are permitted; however, the structure may not be expanded or “rebuilt” without adhering to the new ordinance.

**ITEM #3.4- OTHER**

Being nothing for discussion, Chair Scudder moved to next agenda item.

**ITEM #4.1 REQUEST TO BUILD ON FLOODPLAIN:**

L. Scudder received a letter from Mr. Allen Ahearn requesting that he be allowed to build on Lot J-16 which is clearly located within a floodplain. H. Rodriguez reported that the lot is not suited for an on-site septic system and although the public sewer runs nearby, the floodplain issue has previously prompted the Borough Council to set a policy that prohibits running sewer to any lot located in a designated floodplain. The only action available to the Commission is to recommend a policy change or to recommend an exemption to the policy to the Borough Council.

After discussion, the commission reached consensus that no recommendation be made to Borough Council regarding this issue as the Commission believes the policy should be followed.

4.1.1: Copy of form letter sent in 1996: reference purposes only.

4.1.2: Draft response letter: The letter was approved in content. Typographical errors were acknowledged and will be corrected prior to mailing.

**ITEM #4.2-OTHER:**

R. Bell submitted a copy of a home association covenant and restrictions to use as a guideline for future reference. The document was given to H. Rodriguez as Code Enforcement Officer.

**ITEM #5.0-ADJOURNMENT**

There being no further business a Motion to adjourn was made at 7:25 PM by F. Buhrman and seconded by R. Rabenold. Motion carried unanimously.

---

Gayle R. Marthers, Recording Secretary