

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

MINUTES

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

COMMISSION MEMBERS:

Laura Scudder, Chm.
Merril Sollenberger
Anthony Golden
Ron Harris
Frank Buhrman
Neal Abrams

BOROUGH OFFICIALS:

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

Absent:

Ray Rabenold
Edward Kaplan

ITEM #1.-APPROVAL OF MINUTES FROM FEBRUARY 7, 2005

The Minutes were distributed for review.

ACTION- A Motion to approve the Minutes as presented was made by F. Buhrman, and seconded by A. Golden. The Motion carried with L. Scudder abstaining due to non-attendance at the February 7, 2005 meeting.

ITEM #2.0-OPEN TO THE PUBLIC

No one from the public was in attendance.

ITEM #3.1-REGIONAL PLANNING UPDATE:

L. Scudder stated that the letter has been sent inviting representatives from Fairfield Borough, Liberty Township, Hamiltonban Township, Highland Township and Adams County Office of Planning and Development. The meeting will be advertised as a “Workshop”, therefore, the focus is sharing information, gathering ideas and general discussion. Public is welcome, however, there will be no decision making at this meeting. L. Scudder further stated that several speakers have been asked to join the workshop. Act 209 information will be discussed. Question concerning whether the meeting would be recorded for the record was raised. L. Scudder stated that she was requesting that Fairfield Borough record the meeting; if however, no one was available then she would look to a representative from Carroll Valley Borough provide this service.

ITEM #3.2-THE CREST UPDATE:

H. Rodriguez stated that the final plans for the Crest –Phase I and II have been forwarded to the engineer for review. There is sure to be comments and corrections, H. Rodriguez will bring information to the next meeting. Ground breaking and excavation could begin as early as this summer.

ITEM #3.3-ACT 537 UPDATE

Due to inclement weather, the Sewer & Water Authority's monthly meeting was postponed until Tuesday, March 8, 2005. There is therefore, no update at this time.

ITEM #3.4- COMPREHENSIVE PLAN REVIEW

Motion made by R. Harris to move this issue to the end of the agenda due to time constraints. Motion seconded by N Abrams. Motion carried unanimously.

ITEM #3.5- OTHER

3.5.1: Formal challenge of the Sprinkler Ordinance has been filed. H. Rodriguez will be consulting with the borough solicitor, Thomas Campbell. Updates to follow.

3.5.2 Copies of the proposed Liberty Township project as proposed by Liberty Development Corp. have been forwarded to the borough. H. Rodriguez will make information available via email as the document is very long. The project is broken into 5 separate projects. Questions and Concerns will be forwarded to the appropriate agencies.

ITEM #4.1 RENTAL HOUSING INSPECTION SERVICE OFFER-

H. Rodriguez introduced this issue and R. Hileman offered an extensive explanation of the service being offered. Due to the nature of the service, it was the consensus of the members that a recommendation to decline the service offered be made to the Borough Council.

ITEM #4.2-PRIVATE REQUEST TO REVISE OFFICIAL PLAN (LOT J-59)

4.2.1: Proposed Response to DEP request for comment: The attached response was reviewed and after discussion the consensus of the members agreed on the content of the letter; however, the grammatical structure of the document needed improvements.

ACTION: A motion was made by F. Buhrman to recommend the letter with grammatical correction be sent to Borough Council for adoption as the official opinion in this matter. Motion seconded by M. Sollenberger. Upon vote, the motion carried unanimously.

ITEM #4.3-OTHER

Having no other business, Chm L. Scudder moved to address item 3.4.

ITEM #3.4- COMPREHENSIVE PLAN REVIEW

R. Harris presented a “proposed draft” of a method to organize the Comprehensive Plan. After much discussion, the consensus of the members was that the draft was a good start and nicely organized. R. Harris requested help with organizing the current comprehensive plan material into the draft structure. It was decided that a “round-robin” email committee of L. Scudder, F. Buhrman and R. Harris would begin work on the project.

ITEM #5.0-ADJOURNMENT

There being no further business a Motion to adjourn was made at 8:00 PM by F. Buhrman and seconded by A. Golden. Motion carried unanimously.

Gayle R. Marthers, Recording Secretary