

**BOROUGH OF CARROLL VALLEY**  
**PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING**  
**Tuesday, August 3, 2021 – 7:00 P.M.**  
**BOROUGH OFFICE**

**MINUTES**

Chairman Michael Wight called the meeting to order at 7:00 P.M. The attendance was as follows:

**PLANNING COMMISSION  
MEMBERS**

**Present**

Michael Wight, Chair  
John Schubring  
Sarah Skoczen  
Owen Phelan

**Absent**

Sara Laird  
Frank Henry  
David Lillard

**BOROUGH OFFICIALS, ETC.**

Gayle R. Marthers, Asst. Borough Manager  
David A. Hazlett, Borough Manager  
Ronald J. Harris, Mayor

Rob Thaeler, Adams County Planning

**COUNCIL MEMBERS**

**Present**

Bruce Carr  
Michael Wight  
John Schubring  
Richard Mathews

**Absent**

Robert Verderaime  
Jessica Kraft  
David Lillard

**Due to a lack of quorum of Planning Commission Members, no official business could be conducted. The present of a quorum of Borough Council and a member of public who asked to be heard; led Members present to agree to continue the meeting with minutes applying to Borough Council only.**

**OPEN TO THE PUBLIC**

The following citizens addressed Members at this time:

Nick Kalathas, owner of Taverna 5450 regarding proposed zoning changes to his property. Mr. Kalathas asked that the Commercial Zoning district currently established for his property remain. The draft zoning map would change his property to a Community Core designation and in Mr. Kalathas' opinion, limit his options for future development opportunities.

Lengthy discussion ensued with the following noted:

- Reevaluate the Table of Uses
  - Permit by Special Exception
  - Special Exception versus Conditional Use
- Spot Zoning Concerns
- Addition of a new Zoning District

- Need Definitions for:
  - Outdoor Seating
  - “Restaurant, excluding those with drive through service” (How does this differ from “restaurant”)
- Non-Conforming Use Designation
  - Continue Established Use
  - Potential Sale of Property
  - Evaluate property at 5450 Fairfield Road for Non-Conforming Use status if rezoned Community Core versus proposed Commercial definition in draft re-write of Chapter 27

Borough staff was asked to prepare a Table of Uses that compares the current zoning designations with the proposed zoning designations for evaluation. Mr. Thaeler offered to prepare a Table of Uses in the same format from the draft proposal outlining the current zoning ordinance designations. This report will be completed and sent to Borough staff by August 20, 2021. Following review by staff, the document will be forwarded to Planning Commission and Council Members.

## **ADJOURNMENT**

\*\*\* B. Carr moved; J. Schubring seconded that the meeting adjourn at 8:10 PM. Motion passed unanimously.

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Gayle R. Marthers, Borough Secretary