

BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING
Tuesday, September 7, 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
Sara Laird
David Lillard
Sarah Skoczen

Absent

Owen Phelan
Frank Henry

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
David Lillard
John Schubring
Robert Verderaime via phone
Richard Mathews

Absent

Jessica Kraft

**CONSIDERATION OF THE MINUTES OF THE JULY 6, 2021 MEETING of PLANNING
COMMISSION with BOROUGH COUNCIL**

Following brief discussion:

***J. Schubring moved, S. Skoczen seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of July 6, 2021 as submitted. Motion passed unanimously.

OPEN TO THE PUBLIC

The following citizens addressed Members at this time:

Dorothy Dugger, 24 Meadowlark Trail regarding the debris from a fallen tree and brush pile that are on the neighboring property owned by the Borough. She asked that it be removed due to the potential for fire hazard.

NEW BUSINESS

There was none.

OLD BUSINESS

Comprehensive Ordinance Review: Chapter 27: Zoning.

Members reviewed the Table of Uses prepared by Mr. Thaeler for the current zoning ordinance. This document was carefully compared to the proposed Table of Uses with emphasis given to the concerns

voiced by Mr. Kalathas during the August Open to the Public session. Much discussion resulted in the following:

***D. Lillard moved, S. Laird seconded that Members agree to allow gas stations in the Community Core Zoning District as a Special Exception. Motion passed unanimously.

Further discussion involved the difference between restaurants with and without drive-thru services, outdoor seating and walk-up services. Consensus of the Members was to Allow restaurants with outdoor seating and drive-thru services in the Commercial District and to allow restaurants with outdoor seating without drive-thru services in the Community Core District. All changes will be made in the next draft of the documents.

The Solicitor's review was accepted without discussion and will be incorporated into the next draft of the document.

The zoning map was reviewed and after much discussion:

***D. Lillard moved; S. Laird seconded that Members agree to have the parcel # 43011-0018---000 located along Sanders Road be designated as R2 on the proposed zoning map. Motion passed unanimously.

Members were informed that the Adams County Transportation Planning Organization will be attending the October meeting regarding their long-range plan development.

ADJOURNMENT

*** S. Laird moved; D. Lillard seconded that the meeting adjourn at 8:30 PM. Motion passed unanimously.

Gayle R. Marthers, Borough Secretary