

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 6, 2023 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

Chairman Michael Wight called the meeting to order at 7:26 P.M. The attendance was as follows:

**PLANNING COMMISSION
MEMBERS**

Present

Michael Wight, Chair
John Schubring
Owen Phelan
David Lillard
Sara Laird

BOROUGH OFFICIALS, ETC.

Gayle R. Marthers, Asst. Borough Manager
David Hazlett, Borough Manager
Amanda Bell, Recording Secretary

Absent

Sarah Skoczen
Jeff Pannebaker
Trish Rowe

**CONSIDERATION OF THE MINUTES OF THE DECEMBER 5, 2022 PLANNING
COMMISSION MEETING**

***S. Laird moved, D. Lillard seconded, that the Commission accept the minutes of the Planning Commission Meeting of December 5, 2022 as submitted.

OPEN TO THE PUBLIC

The following citizens asked to be heard:

Ms. Tiffany Price of 59 Mile Trail, Carroll Valley; Resident requesting unlimited trailers.

Mr. Bret Robinson of 2 North Trail, Carroll Valley; Resident provided the following:

- Recommended that change be made to Section XIV. §1415.C; “Unenclosed Storage and/or Parking
 - Allow parking up to the property line instead of five (5) feet from the adjoining property lines.
- Restriction number is low.
- Storage of a second vehicle should have no restrictions.
- Presented a Petition purported to have 40 resident signatures favoring the removal of restrictions pertaining to trailer(s) parking on private property.

Mrs. Stacey Whitmore of 18 Blue Ridge Trail, Carroll Valley; Resident requesting unlimited trailers.

Mr. Chris Taylor of 108 Toms Creek Trail, Carroll Valley; Resident stated his support of the others and an increase in the number of trailers permitted.

Mr. Josh Haynes of 15 Buffalo Trail, Carroll Valley; Resident in favor unlimited trailers and provided a Petition with several signatures requesting the removal of restrictions pertaining to trailer(s) parking on private property.

Eric Fraser of 15 Blizzard Trail, Carroll Valley; Resident in favor of exclusion of the ordinance.

Mr. Rob Frazier of 15 Lure Trail, Carroll Valley; Resident offered the following:

- HOA rules verses Deed Restrictions.
- Frustration of zoning changing after his purchase.
- Stated that there is no proof that property values are affected by neighboring property conditions.

Mr. Hazlett provided the Commission with an email from Chris Warden of 10 Cypress Trail, Carroll Valley; Resident in favor of unlimited trailers.

OLD BUSINESS

Zoning Ordinance Amendment Regarding Vacation Rentals & RV Trailer Parking

Lengthy discussion ensued noting the following:

Question was posed: “What are the Issues to be Addressed?”:

- Safety Issues – Water Contamination from fluid leakage
- Commercial Parking in a residential area
- Overuse of yards (mud and debris on roadways) & Soil Erosion
- Gross weight of trailers damaging roads
- Deterioration of “Looks of the Neighborhood”/Decrease in property values
- Definition of Motor Vehicle/Motorized Equipment
- With changing demographics of households how does the Borough balance regulating safety with how a resident chooses to decorate or what hobbies they have?

Considerations for Revisions:

- Lot size – Larger Lot may allow for more trailers.
- Require Impervious area:
 - Motor vehicles (RV’s/Motorhomes)
 - Equipment with motors (log splitter/boat w/engine)
- Size of trailer used to determine number of trailers:
 - Axle Count
 - Length (per trailer or overall)
 - Weight (per trailer)
 - Square Footage (per trailer or overall)
- Exemption of lawn trailers/log splitters

M. Wight stated he will be providing Council with the feedback that was provided at tonight’s meeting. The Commission will be researching other municipalities rules and regulations and will have a new draft for the March meeting.

Mr. Hazlett requested the Commission have Vacation Rentals addressed separately in an ordinance amending Chapter 27.

*** S. Laird moved, O. Phelan seconded that the Commission address Vacation Rentals separately in an ordinance amending Chapter 27. Motion passed unanimously.

ADJOURNMENT

*** The meeting adjourned at 8:57 PM. Motion passed unanimously.

Amanda Bell, Recording Secretary