

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

**MINUTES**

Vice Chairman John Schubring called the meeting to order at 7:00 P.M. The attendance was as follows:

**PLANNING COMMISSION  
MEMBERS**

**Present**

John Schubring, Vice Chairman  
David Lillard (7:05 pm)  
Jeff Pannebaker  
Brion Fitzgerald  
Bret Robinson  
Douglas Browning

**BOROUGH OFFICIALS, ETC.**

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

**Absent**

Michael Wight, Chair  
Owen Phelan  
Sara Laird

**CONSIDERATION OF THE MINUTES OF THE FEBRUARY 6, 2023 PLANNING  
COMMISSION MEETING**

Correction noted: Chris Warden provided the Commission with a Petition with several signatures in favor of unlimited trailers.

\*\*\*J. Pannebaker moved, B. Fitzgerald seconded, that the Commission accept the minutes of the Planning Commission Meeting of February 6, 2023 as corrected.

**OPEN TO THE PUBLIC**

No one addressed the Members at this time.

**NEW BUSINESS**

J. Schubring reviewed an email from Robert Warden of 32 Mile Trail, Carroll Valley; Resident who had questions regarding Mr. Hazlett's memorandum on the "Trailer Ordinance" recommendations.

**OLD BUSINESS**

Zoning Ordinance Amendment Regarding RV Trailer Parking

Members received and reviewed the "Trailer Ordinance" recommendations prepared by Mr. Hazlett. The following items were addressed:

- Revised definitions of Recreational Vehicle and Camper Trailer
- Remove "Recreational Vehicles" and "Truck Tractors" from the list of vehicle types this ordinance regulates.
- Allow the keeping of Three (3) travel trailer(s), boat(s), or trailer(s) per lot with a permitted primary structure, with an exception to allow a 4<sup>th</sup> if the property owner provides a hard surface for at least 2 of the trailers, and the property is a minimum of 2 acres.
- Remove the storage requirement on "hard surfaces", as the new proposed definition excluded anything with a motor.

- Keep the requirement that all areas used for storage shall be maintained to keep vegetation properly trimmed and debris or litter disposed of regularly.
- Keep the requirement that all vehicles maintain valid registration and inspection and prevent the leakage of fuels and/or lubricants into the ground.

Mrs. Diana Sydnor of 6555 Fairfield Road, Carroll Valley; Resident asked what issues have caused all the change?

Following much discussion, Members agreed by consensus to have Mr. Hazlett revise the ordinance to address the issues that were outlined in his memorandum. Members also requested “hard surface” be removed from bullet point three pertaining to the number of trailers allowed on a property. The revision will be reviewed at next month’s meeting.

### **ADJOURNMENT**

\*\*\* The meeting adjourned at 8:09 PM. Motion passed unanimously.

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Amanda Bell, Recording Secretary