

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 13, 2023 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

Chairman Michael Wight called the meeting to order at 7:02 P.M. The attendance was as follows:

**PLANNING COMMISSION
MEMBERS**

Present

John Schubring, Vice Chairman
Sara Laird (7:08 pm)
Michael Wight, Chair
Jeff Pannebaker
Brion Fitzgerald
Douglas Browning

BOROUGH OFFICIALS, ETC.

David Hazlett Borough Manager
Gayle Marthers, Borough Secretary
Amanda Bell, Assistant Borough Secretary

Absent

Owen Phelan
David Lillard
Bret Robinson

**CONSIDERATION OF THE MINUTES OF THE OCTOBER 2, 2023, PLANNING
COMMISSION MEETING**

***J. Schubring moved; J. Pannebaker seconded, that the Commission accept the minutes of the Planning Commission Meeting of October 2, 2023, as amended. Motion passed unanimously.

OPEN TO THE PUBLIC

No one addressed Members at this time.

NEW BUSINESS

Vail, Liberty Mountain Land Development Plan

Bill Schnoor, Senior Engineering Manager for Stantec Consulting Services, reviewed the proposed Land Development Plan for Vail Resorts to construct a new gravel parking lot. Following much discussion, the following items were addressed:

- Lighting at the crosswalk
- Move the crosswalk so it doesn't interfere with resident's driveway

***J. Schubring moved, J. Pannebaker seconded, that the Commission recommend conditional approval based upon the remaining engineer comments, moving the crosswalk, and adding light to the crosswalk. Motion passed unanimously.

Fifty Properties, LLC Land Development Plan

Lee Royer, Engineer for Fifty Properties, LLC reviewed the proposed Land Development Plan that will incorporate apartments and retail shops. Following much discussion, the following items were addressed:

- Add more trees to better hide the parking lot
- Mixed use is required: Adams County Planning Office comments are not accurate
- York Water Company's capacity was questioned – Borough staff to request information

- Move loading zone and dumpster to address parking area
- Add crosswalk to the park with blinking light
- Request PennDOT to reduce the speed limit
- Screening trees should be large and fast growing

Mr. Hazlett stated there is still work to be done on the development plan. The final version will be provided when it is completed.

OLD BUSINESS

Ordinance Revising Chapter 27: Zoning regarding Short-Term Rentals

Mr. Hazlett reviewed the revised ordinance with the commission noting the following:

- Double check definitions on pages 2 and 3 to make sure they are consistent throughout the document
- Remove “one of which may be window acceptable under the building code” from bedroom definition on page 2
- § 204-6. License Requirements remove “account verification is required” in subsection 11
- § 204-7. Short-Term Rental Standards subsection G change “or regulations regarding their occupancy” to “or regulations during their occupancy”.
- Annual permit fee is at the discretion of the Council

The following citizens asked to be heard:

Mr. Jim Robinson of 23 Trout Run Trail, Carroll Valley, resident, believes ordinance is fair.

Mr. Mike Freihofer, property owner of 5680 Fairfield Road, Carroll Valley, questioned UCC regulations.

Ms. Trish Rowe of 6395 Fairfield Road, Carroll Valley, resident, addressed a list of items for clarification. No changes were recommended based upon the clarifications.

***S. Laird moved; J. Schubring seconded that the Planning Commission recommend that Council approve the proposed ordinance. Motion carried unanimously.

Members requested Mr. Hazlett to prepare a similar ordinance for Long-Term Rentals.

ADJOURNMENT

*** The meeting adjourned at 9:00PM via motion made by S. Laird and seconded by J. Schubring that carried unanimously.

Amanda Bell, Assistant Borough Secretary