

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, JANUARY 5, 2009 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

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

PLANNING COMMISSION MEMBERS

Present

Laura L. Scudder, Chairman
Ed Kaplan, Vice Chairman
Neal Abrams
Frank Buhrman
Ronald Bell
Ron Harris, Mayor

Absent

Dan Patton

BOROUGH OFFICIALS, ETC.

David A. Hazlett, Borough Manager
Gayle R. Marthers, Borough Secretary
Amanda Bell, Recording Secretary
David E. Baker, Code Enforcement Officer

CONSIDERATION OF THE MINUTES OF THE DECEMBER 1, 2008 PLANNING COMMISSION MEETING

*** F. Buhrman moved, R. Harris seconded, that the Commission accept the minutes of the Planning Commission Meeting of December 1, 2008 as submitted. Motion carried unanimously.

OPEN TO THE PUBLIC

No One Attended.

UNFINISHED BUSINESS

Comprehensive Plan Update. Timelines were added to the information submitted by the ad-hoc groups at previous meetings:

- * Chapter 4: Zoning, Land Use and Planning (Laura Scudder, Frank Buhrman)
 - ▶ Increase Number of Parcels that are Zoned Commercial (Recommended Time Line 2 years with a complete study, 2 years to implement)
 - ▶ Expand Public Sewer System (To complete one additional phase of the Sewer System in 5 years and after the first phase is finished another 5 years on the second phase)
 - ▶ Preservation of Woodland by way of:
 - Promoting Lot Combinations (Time line study of incentives to be completed in 2 years)
 - Preserving Trees (Review the ordinance referencing to Tree Preservation and to enact and strengthen in what we can legally do in 3 years)

- Minimizing Lot Subdivisions (2 year Zoning study, what properties in the Borough that are not already sub divided)
- * Chapter 5: Transportation, Traffic Circulation, Bicycle & Walking Routes (Dan Patton, Ron Harris)
 - ▶ Connect Various Sections of the Borough through:
 - Bike Paths (3 years)
 - Walking/Hiking Trails (3 years)
 - ▶ Single Emergency Access Points should be Established (4 years eliminating single emergency)
 - ▶ Collaborate with Existing Agencies to Coordinate Public Transportation for Residents (3 years)
 - ▶ Assist Resident Commuters by:
 - Creating a “Park and Ride” Area where commuters could leave their cars for carpooling. (2 years)
 - Creating a “Ride Match” Program which would help resident commuters to find other resident commuters with similar origins, destinations and travel times for carpooling. (2 years)
- * Chapter 6: Environmental Issues (Frank Buhrman)
 - ▶ Prioritize Storm Drainage Problems; this may include Engineering Evaluations of the most Problematic Areas (To be reviewed and budgeted on an annual basis)
 - ▶ Evaluate Areas where Low-Land Flooding Occurs to Determine if Future Development is Feasible or if Zoning Changes are Needed (6 years)
 - ▶ Provide Recognition and Preservation of the Historic Sites, Structures and Bridge in the Borough (Borough has already accomplished, already appears locally and county)
- * Chapter 7: Group A: Police, Fire, Ambulance & Emergency Management (Neal Abrams, Ed Kaplan, Ron Harris, Dan Patton)
 - ▶ Police Services:
 - Continue Public Safety Programs/Events:
 - D.A.R.E. (10 years)
 - National Night Out (10 years)
 - If growth continues at current rate the Part-Time Officer position may warrant increase to Full-Time (8 years)
 - If growth increases considerably the following may be explored:
 - Volunteer Programs: Reserve Officer Corps, Internship (8 years)
 - Contract Services (8 years)
 - Regional Policing (8 years)
 - Upgrade to Police Facilities (2 years)
 - ▶ Fire and Ambulance Services
 - Continue Pro-active Regulatory Initiative like requiring Sprinklers (10 years)
 - Promote Volunteerism (10 years)

- Promote Fire/EMS Awareness and Public Education
 - Layperson/Citizen CPR/AED Training (2 years)
 - Put AED's in Public Buildings (2 years)
 - Advocate for Fire Science Curriculum within Public Education (2 years)
 - Support Fire/EMS Response Time Evaluations
 - Identify Inaccessible Trails (2 years)
 - Identify Inaccessible Properties (2 years)
 - Institute a Risk Assessment and Prioritize for Abatement (2 years)
 - Continue Current Support of Fire/EMS Programs
 - Provide Access to Fuel when needed (10 years)
 - Provide Donations within Budgetary Constraints (10 years)
 - Meet Annually with Fire/EMS Representatives to Discuss Potential Issues (10 years)
- ▶ Emergency/Disaster Planning and Response
 - Continue to work with FREMA (10 years)
- * Chapter 7: Group B: Public Utilities, Water, Sewer & Telecommunications (Laura Scudder)
 - ▶ Initiate Communication with Local Natural Gas Provider for Purpose of Expanding Service within the Borough (2 years)
 - ▶ Continue to Pursue the Expansion of Public Sewer to Most Feasible Areas of the Borough (Should pursue with Chapter 4's Expanding the Public Sewer System 5 years)
 - ▶ Consider Public Water System if the Public Sewer System Expands (Should pursue with Chapter 4's Expanding the Public Sewer System 5 years)
 - ▶ Continue to Monitoring Program Established for On-Site Septic Systems (Going to Continue)
 - ▶ Promote Upgrades to Telecommunication Systems within the Borough as Topography and Zoning Allows. (Actually being done in the Borough and should continue)
- * Chapter 7: Group C: Municipal Services, Parks, Roads & Bridges (Ron Harris, Ron Bell)
 - ▶ Continue to prepare a multi-year road maintenance plan under the supervision of the Borough Manager (10 years)
 - ▶ Study, recommend, and act on changing zoning within the Borough to attract more commercial business (3 years)
 - ▶ Build a tennis court in the Ranch Trail Commons (1 year)
 - ▶ Expand the parking area at the Ranch Trail Commons (1 year)
 - ▶ Build a outdoor stage area for concerts/outdoor movies in the Carroll Valley Commons (2 years)
 - ▶ Establish year around outdoor children and adult programs with area entities such as Strawberry Hill, Ski Liberty, and Carroll Valley Resort, etc. (9 years)

NEW BUSINESS

SWOT Worksheet. After extended discussion the following regional assets were agreed upon:

STRENGTHS:

1. Location (Beauty and Proximity)
2. Recreational Opportunities both Municipal (provided & maintained by the Borough and available at little or no cost) and Commercial (namely Liberty Mountain Resort and Carroll Valley Golf Resort)
3. Demographics / Housing
4. Municipal Services provided by the Borough of Carroll Valley
5. Community Spirit

WEAKNESSES:

1. Poorly Planned Community (Circulation System, Lot sizes are too small)
2. Water & Sewer
3. Lack of Commercial Opportunities including Development
4. Regulatory Constraints/Weak Municipal Ordinances
5. Lack of Public Transportation/Town Center

OPPORTUNITIES:

1. Sewer & Water
2. Sharing Resources w/ other Communities
3. Re-Zone to increase Commercial Properties
4. Develop Tele-Commuter Community

THREATS:

1. Regional Development Pressures – strain on resources
2. Reduced Volunteerism Pool – causing strain on EMS and Civic Organizations/Goals
3. State/Federal Regulatory Constraints coupled with Unfunded Mandates
4. PA School Tax Structure including oversight
5. Lack of Cooperation among Communities

Mr. Hazlett asked that members look for volunteers to serve on the Commission. Interested parties were asked to complete application on-line.

ADJOURNMENT

The Meeting adjourned at 8:29PM by consensus.

Amanda Bell, Recording Secretary