

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING
Monday, December 3, 2018 – 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 Chair
Ron Harris, Mayor
Bernard Garland
Steve Sites
Michael Wight
Bruce Carr

Absent

David Lillard

BOROUGH OFFICIALS, ETC.

David Hazlett, Borough Manager
Gayle R. Marthers, Asst. Borough Manager
David Baker, Zoning Officer
Amanda Bell, Asst. Borough Secretary

COUNCIL MEMBERS

Present

Sarah Skoczen, President
Robert Verderaime
Beth Cool

Absent

Jared Huster
Richard Mathews

CONSIDERATION OF THE MINUTES OF THE OCTOBER 1, 2018 PLANNING COMMISSION MEETING

Mr. Carr asked that the minutes reflect the Chairman's initial unwillingness to allow him to speak as a member of the public. Following additional brief discussion:

***M. Wight moved, B. Garland seconded, that the Commission accept the minutes of the Planning Commission Meeting of October 1, 2018 as amended. Motion passed unanimously.

OPEN TO THE PUBLIC

No one addressed Members at this time.

OLD BUSINESS

Comprehensive Ordinance Review: Chapter 27: Zoning.

Mr. Schubring began with a review of the minutes bringing discussion to the proposed Zoning Map specific to the intersection of Route 116 and Sanders Road. Much discussion included the following:

- Re-alignment of the Community Core area of the Zoning Map to include area on the western side of Route 116. Mr. Lawson, Adams County Planning Office will provide a new dated draft to include this recommendation.
- Discussion regarding the eastern side of Route 116 centered around three properties. Although no consensus was reached; the following was discussed at length:
 - Mr. Thaeler, County Planning Office explained the implications of the Southwest Regional Comprehensive Plan that was adopted by the Borough and the development of the zoning districts. It was acknowledged that this Plan is a tool to be used but that it has no binding requirement to be acted upon by the Borough.

- Several members voiced the opinion that the properties in question should act as a buffer between the residential districts and the community core district. This could be accomplished by using R1 or R2 residential zoning designations. Discussion regarding this designation prompted discussion:
 - Spot Zoning
 - Differences in permitted uses in each designation
 - Number of possible houses in each designation (approx.. 170 single family homes – the same in both R1 and R2)
 - Mr. Hazlett reminded Members that the Eluma property has a court order requiring 305 EDU's (equivalent daily units for public sewer) reserved for development of this property
 - Mr. Thaeler explained that the Pennsylvania Municipal Planning Code (PA MPC) requires that every municipality who has zoning must provide reasonable accommodations for all building types. Specific types that the properties in question could provide are:
 - Townhouses
 - Mobile Home Parks
 - 2-family Housing Units
 - Apartment Buildings

Members discussed a request for a comprehensive comparison between the current Zoning Ordinance and the proposed one. Mr. Hazlett and Mr. Thaeler expressed concern over the magnitude of the request, manhours necessary to accomplish the task and asked that members choose specific areas of the document or content of the document to be analyzed. Moving forward to the January 2019 meeting; the following tasks were requested:

- Mr. Hazlett will provide an analysis of other properties within the Borough that may meet the PA MPC building requirements of multi-family dwellings and mobile home parks.
- Mr. Thaeler will provide alternative uses for the two properties along the eastern side of route 116 and the Eluma Property.
- Mr. Lawson will update the Proposed Zoning Map to include the agreed-upon Community Core areas on the western side of Route 116 at the intersection of Sanders Road.
- Mr. Hazlett will forward his comments on the full document to Mr. Lawson for their responses.

NEW BUSINESS

There was none.

ADJOURNMENT

*** R. Harris moved; B. Garland seconded that the meeting adjourned at 8:55 PM. Motion passed unanimously.

Gayle R. Marthers, Borough Secretary