

BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING
Monday, April 1, 2019 – 7:00 P.M.
BOROUGH OFFICE

MINUTES

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

PLANNING COMMISSION MEMBERS

Present

David Lillard, Chair
Bernard Garland
Bruce Carr
Ron Harris, Mayor
Michael Wight
John Schubring

Absent

Steve Sites

BOROUGH OFFICIALS, ETC.

David Hazlett, Borough Manager
Gayle R. Marthers, Asst. Borough Manager

COUNCIL MEMBERS

Present

Bruce Carr
Sarah Skoczen, President
Robert Verderaime
Beth Cool
David Lillard

Absent

Jared Huster
Richard Mathews

**CONSIDERATION OF THE MINUTES OF THE MARCH 4, 2019 MEETING of
PLANNING COMMISSION with BOROUGH COUNCIL**

Following brief discussion:

***M. Wight moved, J. Schubring seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of March 4, 2019 as submitted. Motion passed unanimously.

OPEN TO THE PUBLIC

No one addressed Members at this time.

NEW BUSINESS

Mayor Harris presented a project timeline for completion of the Chapter 27 rewrite project. If Members agreed to adhere to the schedule with decision making; the project could be completed by November of 2019. Mr. Carr opined that the schedule needs to be more fluid and allow for discussion if necessary. No action was taken.

OLD BUSINESS

Comprehensive Ordinance Review: Chapter 27: Zoning.

Mr. Lillard provided a brief review of the progress made at last month's meeting and asked Members to continue with the process. Discussion focused on the Zoning District Map Scenarios prepared by the County Planning Office. Members reviewed the Current Zoning Map, Draft Map dated 12/05/2018 and Scenarios A, B, C and D dated 12/20/2018. After much discussion, Members were asked to consider

the following: Since all housing types must be permitted somewhere within the municipality by PA Code, where would it be best to allow the “urban-like” development that is most concerning? Consensus of Members was to put this type of growth in an area where:

- Traffic is already heavier
- Housing Development is already more dense
- Population is already more dense
- Close proximity to public utilities such as residential sewer, natural gas etc.
- Definition of “Cluster” housing was discussed

Taking these criteria into consideration, consensus of the group was to more closely consider Zoning Map Scenario A and Scenario D to meet the requirements. Changes recommended for additional consideration:

- Scenario A would change the property adjacent to the “K” Section to an R3 designation
- Scenario D would modify the property along Sanders Road to identify the portion that fronts Sanders Road from the center line to a mark 500 feet onto the property as zoned CC and the remaining acreage to remain zoned as R2.

Mr. Thaeler was asked to provide a corrected Zoning Map with a cover letter explaining the updates that would be required to the definitions of the zoning district R2 to accommodate the Scenario D option.

Questions continue to be posed regarding the exact number of EDU’s that were ordered by the Court. The Borough Solicitor will be consulted.

Additional requests on which work is continuing by Adams County Planning Representatives:

- Provide a draft ordinance regarding Air B&B regulations
- Include the FCC established time-code requirements for wireless communication facilities

ADJOURNMENT

*** R. Harris moved; J. Schubring seconded that the meeting adjourn at 9:00 PM. Motion passed unanimously.

Gayle R. Marthers, Borough Secretary