

**BOROUGH OF CARROLL VALLEY**  
**PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING**  
**Monday, May 6, 2019 – 7:00 P.M.**  
**BOROUGH OFFICE**

**MINUTES**

Member Michael Wight called the meeting to order at 7:00 P.M. The attendance was as follows:

**PLANNING COMMISSION MEMBERS**

**Present**

Bernard Garland

Bruce Carr

Ron Harris, Mayor

Michael Wight

John Schubring, via phone

Steve Sites

**Absent**

David Lillard, Chair

**BOROUGH OFFICIALS, ETC.**

Gayle R. Marthers, Asst. Borough Manager

**COUNCIL MEMBERS**

**Present**

Richard Mathews

Robert Verderaime

Beth Cool

Bruce Carr

**Absent**

Jared Huster

Sarah Skoczen, President

David Lillard

**CONSIDERATION OF THE MINUTES OF THE APRIL 1, 2019 MEETING of PLANNING COMMISSION with BOROUGH COUNCIL**

Following brief discussion:

**\*\*\*B.** Garland moved, R. Harris seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of April 1, 2019 as submitted. Motion passed unanimously.

**OPEN TO THE PUBLIC**

No one addressed Members at this time.

**NEW BUSINESS**

There was none.

**OLD BUSINESS**

Comprehensive Ordinance Review: Chapter 27: Zoning.

Mr. Wight opened discussion to Members regarding the Zoning District Options E and F provided by County Planning and the memorandum prepared by Mr. Thaeler and Mr. Lawson regarding the implications of the newly proposed Zoning Districts. Discussion was lengthy and included the following:

- Need to accommodate all types of housing, most concerning was the inclusion of attached housing
- Infrastructure or the lack thereof
- Impact on Schools

- Urban Development, do we want it?

The Solicitor was in attendance and was asked to clarify the July 1990 Agreement regarding the potential development of the 107-acre parcel of land along Sanders Rd identified as Parcel # 43011-0018---000 or Eluma Property. Mr. Coccorese explained that in his and his colleague's opinion; the Borough must allow for the 305 EDU's (Equivalent Daily Units) of public sewer access as stated, however, the 232 dwelling units mentioned may be negotiated as can the Connection Fee of \$500 per lot. He further advised that affixing zoning requirements to the land in question that would reduce the developer's potential use of the property may result in the Borough facing a lawsuit. The issue of Spot-Zoning was discussed; Mr. Coccorese shared that he was asked to review all six (6) zoning maps that have been prepared and discussed by Members over the last several meetings. Several may allow the Borough to be accused of spot-zoning; however, no guarantees can be made. Best scenarios suggested were Options A, D or E. The least favorable option in the solicitor's opinion was Option F.

Additional discussion ensued regarding the Table of Uses and implications of allowing attached forms of housing into the CC (Community Core) District. Thoughts regarding this change included:

- Apartment Buildings, Townhouses and Mobile Home Parks would be available in a commercialized district thereby reducing the impact on the residential areas
- If the Eluma Property were to be zoned with 500 feet of "CC" along the Sanders Road frontage this would allow the building types requested by the developer while protecting the "K" Section residents from the increased density
- Addition protection against density would be to use Zoning Map Option F which labels the remaining portion of Eluma Property and an adjacent property as "R2".

\*\*\*R. Harris moved; B. Carr seconded that Members agree to have the Community Core Zoning district redefined to include permitting all forms of attached housing and to further agree that Zoning Map Option F be used. Motion passed with 4 yes votes and 2 no votes. Mr. Garland and Mr. Sites voted no.

Discussion continued regarding the need to have three (3) zoning districts and whether the "J" and "K" Sections should be reclassified as R2 districts. Following much discussion:

\*\*\*B. Carr moved; R. Harris seconded a motion to reclassify Sections "J" and "K" to R2. Additional discussion resulted in Mr. Carr withdrawing this motion and tasking Members and the County Planning Office the following for next meeting:

- County Planning Office will Update the Table of Uses
- Members are asked to review the Table of Uses when it is released and come to the June meeting prepared to discuss

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; S. Sites seconded that the meeting adjourn at 9:10 PM. Motion passed unanimously.

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Gayle R. Marthers, Borough Secretary