

**BOROUGH OF CARROLL VALLEY**  
**PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING**  
**Monday, June 3, 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**

David Lillard, Chair  
Bernard Garland  
Bruce Carr  
Ron Harris, Mayor  
Michael Wight  
John Schubring, via phone  
Steve Sites

**Absent**

**BOROUGH OFFICIALS, ETC.**

Gayle R. Marthers, Asst. Borough Manager

**COUNCIL MEMBERS**

**Present**

David Lillard  
Richard Mathews  
Beth Cool  
Bruce Carr

**Absent**

Jared Huster  
Robert Verderaine  
Sarah Skoczen, President

**CONSIDERATION OF THE MINUTES OF THE MAY 6, 2019 MEETING of PLANNING COMMISSION with BOROUGH COUNCIL**

Following brief discussion:

\*\*\*S. Sites moved, M. Wight seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of May 6, 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. Lillard requested that Members revisit the issue of the Zoning map in order to better understand the decision made at the May 6, 2019 meeting. Following much discussion:

\*\*\*D. Lillard moved; S. Sites seconded that Zoning Map Option E be adopted. Motion failed with Mr. Sites and Mr. Lillard voting yes and Mr. Harris, Mr. Wight, Mr. Garland, Mr. Carr and Mr. Schubring voting no.

Mr. Lillard introduced the topic of the Table of Uses Discussion was lengthy and included the following:

- When questioned why the extra housing types were being added to Community Core; County Planning explained that the need to accommodate all types of housing precipitated the change
- Concerns that potential developers are being allowed to sway opinions
- Sewer Treatment Plant upgrades and the associated costs

It was acknowledged that the Table of Uses had been properly updated with the changes that were requested and was accepted by consensus.

Mr. Carr re-opened discussion regarding the need to have three (3) zoning districts and whether the “J” and “K” Sections should be reclassified as R2 districts. Question was asked as to the differences in set-back between the R2 and R3 districts:

	<u>R3</u>	<u>R2</u>
Front:	25 ft	35 ft
Back:	10 ft	20 ft
Side:	10 ft	15 ft
House Size Required:	800 ft <sup>2</sup>	850 ft <sup>2</sup>

Following much discussion:

\*\*\*B. Carr moved; M. Wight seconded a motion to reclassify Sections “J” and “K” to R2. Motion failed with Mr. Carr and Mr. Schubring voting yes and Mr. Sites, Mr. Lillard, Mr. Harris, Mr. Wight and Mr. Garland voting no.

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**

\*\*\*B. Carr moved; R. Harris seconded that the meeting adjourn at 8:40 PM. Motion passed unanimously.

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Gayle R. Marthers, Borough Secretary