

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING  
Monday, November 4, 2019 – 7:00 P.M.  
BOROUGH OFFICE**

**MINUTES**

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

**PLANNING COMMISSION MEMBERS**

**Present**

Michael Wight, Chair  
Bernard Garland  
Bruce Carr  
David Lillard  
Ron Harris, Mayor  
Sara Laird  
Frank Henry

**Absent**

John Schubring  
Thomas Schubring

**BOROUGH OFFICIALS, ETC.**

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

**COUNCIL MEMBERS**

**Present**

David Lillard  
Beth Cool  
Bruce Carr  
Sarah Skoczen, President  
Steven Sites

**Absent**

Richard Mathews  
Robert Verderaine

**CONSIDERATION OF THE MINUTES OF THE OCTOBER 7, 2019 MEETING of  
PLANNING COMMISSION with BOROUGH COUNCIL**

The following corrections were requested: page one (1) under attendance; Mr. Wight is listed twice, remove the duplication; on page three (3) in the bullet “Child Care Facility” in the second line of the second motion it should read “R2 and R3 Districts”. And finally; on page three (3) in the paragraph starting “Mayor Harris shared...” in the first sentence; the word “he” should be inserted between the words “that” and “received”. Following brief discussion:

\*\*\*R. Harris. moved, B. Garland seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of October 7, 2019 as corrected. 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.

Members reviewed the latest draft of Table of Uses to accompany Chapter 27 and Mr. Hazlett shared the Attorney’s response and the Sewage Enforcement Officer’s response to the questions posed at the last meeting. The following comments were considered:

- The Air B&B or Vacation Rental Properties invoked much conversation; including:
  - Limiting the number of guests per designated room to two (2);
  - Making them a Permitted Use (regulated by the zoning officer), a Conditional Use (approved by Borough Council) or a Special Exception (requiring a Zoning Hearing Board decision);
  - Adding regulations that address problem properties;
  - Addressing enforcement of the permitted use.

It was agreed that the attorney will be consulted regarding the specific language to address the concerns; the zoning officer and Council would handle the enforcement and the revocation process for permits needs to be strong so that problematic properties can be held accountable.

- Child Care Facilities discussion resulted in no additional corrections or changes to current language.
- Wind Turbines were discussed at the request of Mr. Verderaine and Mr. Mathews. Although they could not attend, each had sent concerns to Mr. Hazlett to be brought to the Members. After much discussion regarding the styles available, noise limiting options, colors and benefit to residents; it was agreed by consensus to table the discussion until Mr. Verderaine and Mr. Mathews could participate in the discussion.

Mr. Hazlett shared that Mr. Mathews performed a comprehensive proofread of the document. He asked if any other member had additional corrections and if so, to forward them to Mr. Hazlett. Those comments and corrections will be given to Mr. Thaeler once all comments have been collected and Mr. Thaeler will prepare a new draft of the Chapter 27 document that tracks the changes made.

## **ADJOURNMENT**

\*\*\* B. Carr moved; R. Harris seconded that the meeting adjourn at 9:15 PM. Motion passed unanimously.

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Gayle R. Marthers, Borough Secretary