

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING
Monday, December 2, 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
John Schubring
Ron Harris, Mayor
Sara Laird
Frank Henry

Absent

David Lillard
Thomas Schubring

BOROUGH OFFICIALS, ETC.

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

COUNCIL MEMBERS

Present

Bruce Carr
Sarah Skoczen, President
Richard Mathews
Robert Verderaime
Steven Sites

Absent

David Lillard
Beth Cool

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

Following brief discussion:

***B. Carr moved, R. Harris seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of November 4, 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.

Members reviewed the latest draft of Table of Uses to accompany Chapter 27 and Mr. Hazlett shared that the Attorney is preparing a response to the Air Bed and Breakfast question and will have it ready for the January 2020 meeting. The following issues were discussed, and comments were considered:

- Solar Panels:
 - Current language addresses only accessory uses for residential properties;

- Solar “farms” or commercial collection of solar energy has not been addressed
- Adding regulations that address commercial solar collection;
- Addressing residential installation; will it be permitted on the roof only or can panels be mounted on other surfaces?

It was agreed that the County Planning Office would provide draft language based upon the information provided in the discussion.

○ Wind Turbines:

- Current language allows residential windmills or wind turbines as an accessory use in all areas. It addresses height only stating that in the event of a catastrophic failure; the unit must not exceed in height; the distance to the property boundary. Thereby, ensuring that the tower would land within the owners’ property boundaries.
- Additional discussion included:
 - Height limits, break-a-way towers, catastrophic failure concerns;
 - noise limiting options;
 - colors;
 - Agricultural vs. residential uses or permissions
 - Conditional Use versus permitted use
 - Accessory Use versus primary use
 - Benefit to residents.

It was agreed that the County Planning Office would re-work the language in the ordinance to reflect the Members concerns expressed.

Mr. Thaeler will begin to work through the corrections, comments and formatting as he prepares a new draft of the Chapter 27 document that tracks the changes made.

Commission Membership.

Members discussed the memorandum of November 27, 2019 outlining the membership issue that will cause the Commission to become out of compliance with Section 205 of the PA Municipalities Planning Code when the newly elected Council members take office in January. The code requires a minimum of 6 citizen members (defined as “not officers or employees of the municipality”) and the Commission will have 5 elected officials and only 4 citizen members. Following brief discussion, none of the elected members present expressed the willingness to step down from the Commission; therefore, Mr. Hazlett re-stated that Council will need to correct the membership issue prior to the next Commission Meeting scheduled for January 7, 2020 or that meeting and all subsequent meeting of the Commission will be cancelled until there is no longer a compliance issue.

ADJOURNMENT

*** S. Laird moved; J. Schubring seconded that the meeting adjourn at 9:15 PM. Motion passed unanimously.

Gayle R. Marthers, Borough Secretary