BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING
Monday, March 2, 2020 – 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   **BOROUGH OFFICIALS, ETC.**

Present
Michael Wight, Chair   Gayle R. Marthers, Asst. Borough Manager
Bernard Garland   David A. Hazlett, Borough Manager
John Schubring   Ronald J. Harris, Mayor
Sarah Skoczen
Steven Sites
Sara Laird
Frank Henry
Owen Phelan
Absent
David Lillard

COUNCIL MEMBERS
Present
Bruce Carr
Robert Verderaime
Michael Wight
John Schubring
Richard Mathews
Absent
David Lillard
Jessica Kraft

Mr. Wight introduced Mr. Charlie Suhr of Stevens and Lee, representing the owners of the Eluma Property located along Sanders Road in reference to the proposed changes to zoning districts and the draft changes to Chapter 27: Zoning of the Code of Ordinances. Mr. Suhr spoke regarding the following:
- Rezoning of a the Eluma property Community Core and R2 instead of R3.
- Questioned whether "Quads" or Cluster Developments were allowed; if not, why?
- Offered a copy of Cumberland Township's Buffer Overlay regulations that may help with cluster development
- Questioned whether the Community Core area of the Eluma Tract could be increased in order to allow flexibility in development

Members requested that Mr. Suhr submit his requests in writing for the Commission's review. Mr. Thaeler, Adams County Planning, was asked to provide an estimate for how much land area would be necessary to build an apartment building; including the parking areas, required green space and set-backs.

Mr. Suhr thanked Members for allowing him the opportunity to review the proposed changes and address the Commission.

CONSIDERATION OF THE MINUTES OF THE FEBRUARY 3, 2020 MEETING of PLANNING COMMISSION with BOROUGH COUNCIL
Following brief discussion:
***S. Laird moved, J. Schubring seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of February 3, 2020 as submitted. Motion passed unanimously.

OPEN TO THE PUBLIC
No one addressed the Commission at this time.

NEW BUSINESS
There was none.

OLD BUSINESS
Comprehensive Ordinance Review: Chapter 27: Zoning.
Mr. Thaeler provided a written overview of updates and changes that were discussed at the February meeting. Recommended changes to the proposed verbiage:
- Section 801: Permitting Schools in the Commercial District:
  It was agreed that "Educational Institutions" would be permitted in the Commercial District; Adams County Planning will update the Table of Uses. All other proposed verbiage was accepted by consensus and will be incorporated into the next draft of the document.

- Short-Term Rentals (Airbnb):
  - Vacation Rentals were changed from Special Exception to Permitted in all Districts
  - All references to the UCC (Universal Construction Code) and related references to specific building or code requirements was removed via Motion:
    ***M. Wight moved; S. Laird seconded that all references to the Universal Construction Code (UCC) be removed from the regulations for Short-Term Rentals. Motion passed unanimously.
  - Limit of overnight occupants was removed via Motion:
    ***S. Laird moved; M. Wight seconded the removal of the limit of six (6) adult overnight occupants. Motion passed with seven (7) yes votes and one (1) no vote cast by Mr. Garland.

The document as provided by Mr. Thaeler, with notation of the changes listed above will be sent to the solicitor for opinion.

Proofreading of Chapter 27: Zoning Draft:.
The following typographical errors were identified:
- Section 200: In the second sentence on the second line: Add the words "or other legal entity" to the definition of "person"
- Section 1703 Letter G on page 131: Change "devise" to "device"
- Section 1905 Letter H on page 145: Change "by" to "but"

ADJOURNMENT
*** F. Henry moved; S. Laird seconded that the meeting adjourn at 9:10 PM. Motion passed unanimously.

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Gayle R. Marthers, Borough Secretary