

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
Monday, February 7, 2022 – 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
John Schubring
Sara Laird
David Lillard
Sarah Skoczen
Trish Rowe

Absent

Owen Phelan

BOROUGH OFFICIALS, ETC.

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

**CONSIDERATION OF THE MINUTES OF THE NOVEMBER 5, 2021 MEETING of
PLANNING COMMISSION with BOROUGH COUNCIL**

Following brief discussion:

***T. Rowe moved, S. Skoczen seconded, that the Commission accept the minutes of the Planning Commission Meeting with Borough Council of November 5, 2021 as submitted. Motion passed unanimously.

OPEN TO THE PUBLIC

No one addressed Members at this time.

NEW BUSINESS

Property Maintenance.

Mr. Wight opened the discussion referencing a document entitled “Property Issues to be Addressed” provided by Borough Council President, Richard Mathews. The six (6) issues listed included Blight, Sanitation, Exterior Property, Rental Property, Businesses and Vehicles. Discussion regarding the topics ensued:

- Blight identified as burned homes, collapsed/collapsing buildings, unsafe decks/porches, and missing gutters, downspouts, siding and fascia. Concerns included:
 - Structural Safety of Buildings
 - Unsecured Vacant or Empty Structures
 - Fire Hazards
 - Rodent/Animal Infestation Hazards
- Sanitation identified as items found around the exterior of a residence such as furniture, appliances, rubbish, wood (firewood and building supplies), metal, and bathroom toilets.
- Exterior Property identified as the maintenance of the yard and outbuildings on a residential property. Concerns included:
 - Yard being used as the regular Parking Area for vehicles, recreational vehicles, trailers or the like

- Are weeds/unkept flower or vegetable gardens included in the definition of vegetation that must be kept mowed?
- Storage Buildings, Fences, Accessory Structures falling into disrepair
- Rental Property as it pertains to registration, permit regulations and renter information
- Businesses as it applies to Chapter 27:Zoning regulations for No-Impact Home Business Permits versus Low-Impact Home Business Permits specifically:
 - Incompatible Uses of Residential Property
 - Construction Vehicles/Equipment parked on adjacent properties
 - Construction Vehicles/Equipment parked on/along Borough Roadways
 - Storage of Supplies
 - Definition of “Trash”
 - Storage Containers versus Buildings versus “Tarped/Covered” equipment
- Vehicles as it pertains to the following Concerns:
 - Unlicensed, Unregistered and/or Uninsured Vehicles/Equipment stored on a Residential Property
 - “Project” Vehicles and/or Equipment in regard to:
 - Inoperable Conditions
 - Damaged
 - Disassembled/Dismantled Pieces
 - Disrepair
 - Parking of Vehicles/ATV’s/RV’s, Trailers and/or Equipment on Lawns or Roadside

Following much discussion, Members agreed by consensus to request Mr. Hazlett to draft or revise an ordinance that would address the issue of Blight stating that the safety hazards associated with this issue warrants immediate attention. Mr. Mathews offered to continue working on the other areas of concern. Members accepted his offer.

Additional discussion included how to better inform the residents of ordinance requirements or offer help to residents who may need assistance to meet the current or future property maintenance requirements. It was suggested that the Borough Newsletter be reestablished and published periodically to announce Borough events, offer reminders about Borough Ordinances and similar topics of interest. Mr. Hazlett will work with Borough Staff on this project.

OLD BUSINESS

Nothing.

ADJOURNMENT

*** S. Laird moved; S. Schubring seconded that the meeting adjourn at 8:20 PM. Motion passed unanimously.

Gayle R. Marthers, Borough Secretary