

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
Tuesday, September 6, 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  
Sarah Skoczen  
David Lillard  
Trish Rowe

**Absent**

Owen Phelan  
Sara Laird  
Jeff Pannebaker

**BOROUGH OFFICIALS, ETC.**

David Hazlett, Borough Manager  
Gayle Marthers, Borough Secretary

**CONSIDERATION OF THE MINUTES OF THE JUNE 6, 2022 MEETING of PLANNING COMMISSION**

Following brief discussion:

\*\*\*S. Skoczen moved, T. Rowe seconded, that the Commission accept the minutes of the Planning Commission Meeting of June 6, 2022 as submitted. Motion passed unanimously.

**OPEN TO THE PUBLIC**

No one addressed Members at this time.

**NEW BUSINESS**

New Zoning Ordinance Concerns.

Mr. Hazlett reviewed his memorandums of July 29, 2022 and September 2, 2022 outlining two (2) major concerns that Council agrees need to be reviewed and possibly amended. The first issue pertains to Vacation Rentals only being permitted as a special exception. As such, everyone wanting to have a short-term rental must have a hearing before the Zoning Hearing Board. Discussion at Borough Council included a suggestion from the Borough Solicitor that this be amended to being permitted by right with the conditions currently outlined in the Ordinance be upheld by the Borough Zoning Officer and Staff. Members of Planning agreed by consensus and asked that Borough Staff work with the Solicitor to make that amendment in a draft to be reviewed at the October meeting.

The second concern pertains to the requirements for parking of recreational vehicles, travel trailers, truck tractors, boats and trailers. The rules are very strict and general consensus is that an amendment may be warranted. Following much discussion; Members recommended that this issue be moved from Chapter 27:Zoning to Chapter 10:Nuisances. Borough Staff was asked to draft an Ordinance amending Chapter 10 with the following suggestions:

- Include Parking of Trailers, Recreational Vehicles and the like:
  - All units must be parked on an impervious material suitable for vehicles

- Limit one (1) unit to be parked in the front of the house
- Require screening of vehicles parked to the side or rear of the house
- Include provisions for limiting multiple cars, trucks and other non-recreational vehicles to be parked on pervious areas.
- Define the time in which a resident must bring a property into compliance
- Include provisions for Corner Lots
- Define more clearly what a Trailer, Recreational Vehicle, etc. are
- Restrictions concerning Heavy Equipment or Commercial Equipment
- Address Dilapidated Structures
  - Houses that are falling into disrepair to the extent that they cause a safety/security hazard
  - Houses must have All-weather material on the outside of the structure
  - Broken window, failing decks or rooves must be repaired
- Remove Letter “P” under items described as nuisances regarding “...disagreeable and obnoxious odors or stench...”
- Define “Trash” using enforceable verbiage
- Define “Weeds” using consistent verbiage from the chapters on Solid Waste, Zoning and Open Burning

## **OLD BUSINESS**

### Property Maintenance.

This topic was addressed under the previous item; no other discussion was had.

## **ADJOURNMENT**

\*\*\* T. Rowe moved; S. Skoczen seconded that the meeting adjourn at 8:45 PM. Motion passed unanimously.

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Gayle Marthers, Borough Secretary