

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 6, 2011 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

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

PLANNING COMMISSION MEMBERS

Present

Ron Harris, Mayor
Mary Davidson
Ed Kaplan, Chairman
Dan Patton
David Lillard
Ronald Bell
Robert Verderaime

Absent

Neal Abrams

BOROUGH OFFICIALS, ETC.

Dave Hazlett, Borough Manager
David Baker, Code Enforcement Officer
Gayle Marthers, Borough Secretary

CONSIDERATION OF THE MINUTES OF THE MAY 2, 2011 PLANNING COMMISSION MEETING

***R. Bell moved, D. Patton seconded, that the Commission accept the minutes of the Planning Commission Meeting of August 1, 2011 as presented. Motion carried unanimously.

OPEN TO THE PUBLIC

William Reinke, 16 Persimmon Trail: Resident regarding a change in Borough Ordinance to allow the raising of chickens within a residential area of Borough. Following a brief presentation; Commission Members entered a lengthy discussion that resulted in Chairman Kaplan to ask via roll call whether Members wished to proceed with the drafting of an Ordinance for consideration. A majority of members present agreed to the pursuit of the Ordinance with Mr. Kaplan and Mr. Verderaime casting no votes. Suggestions for content of the Ordinance included the following:

- 6 hens per house
- Strict Attention to the Definitions Section of the Ordinance
- Place as Amendment to the Zoning Ordinance
- Permit Requirements
- Notification or Permission Sought from neighbors of those wishing to house Chickens
- No Roosters
- Guidelines for enclosure to hold the hens

Members asked that Mr. Hazlett prepare a draft for their review at the next meeting.

OLD BUSINESS**Comprehensive Plan**

Due to the lengthy discussion during Open to the Public; this issue was tabled until next meeting.

NEW BUSINESS

Mr. Hazlett outlined a request from Mr. Paul Downey regarding a trade of Lot # RB-0085 located at 57 Walnut Trail for Lot # P-0015 located at 7 Pigeon Trail. The lots appear to be equal in size and assessed value. Completion of the trade would be contingent upon Mr. Downey recombining Lot # P-0015 with Lot # P-0006 with the intent to build a home.

***E. Kaplan moved; R. Harris seconded that the Planning Commission recommend to Council the acceptance of a trade whereby the Borough of Carroll Valley would receive Lot # RB-0085 as an even trade for Lot # P-0015; with the caveat that all taxes are paid in full by Mr. Downey and completion of the recombination. Motion passed unanimously.

ADJOURNMENT

*** R. Verderaime moved; D. Lillard seconded that the meeting be adjourned at 8:25 p.m.

Gayle R. Marthers, Borough Secretary