

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 5, 2012 – 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
Ed Kaplan, Chairman
Robert Verderaime
Neal Abrams
Lisa McLeod-Simmons
Dan Patton

Absent

Mary Davidson
David Lillard

BOROUGH OFFICIALS, ETC.

Gayle Marthers, Borough Secretary
David Baker, Code Enforcement Officer

CONSIDERATION OF THE MINUTES OF THE OCTOBER 1, 2012 PLANNING COMMISSION MEETING

***R. Verderaime moved, N. Abrams seconded, that the Commission accept the minutes of the Planning Commission Meeting of October 1, 2012. Motion carried unanimously.

OPEN TO THE PUBLIC

No one addressed the Commission at this time.

OLD BUSINESS

Amendment to Carroll Valley Borough Zoning Ordinance – Eluma, Inc.

Charles Suhr, Attorney with Steven's & Lee, representing Eluma, Inc. outlined the revisions to their proposed changes to the zoning ordinance as discussed at last month's meeting. Following discussion; Mr. Suhr agreed to attend the December meeting and provide:

- Revisions to proposed Zoning Ordinance:
 - Section 7 Item D: Add verbiage "for a period not to exceed 5 additional years"
 - Section 8: Add verbiage "Individual private well and individual on-site sewage systems are not considered 'public'"
 - Section 16 (Table 27-D): Increase the "Green Area buffer from adjacent residential uses outside the Cluster Development Parent Tract" to 100'
- Provide definitions and detailed description of a "Buffer" to include "Vegetative Screen"
- Prepare a briefing that could be delivered to Borough Council and Residents that would concisely and accurately describe the zoning change with descriptions and examples of a Cluster Community

NEW BUSINESS

Consider Application of John Schubring to fill vacancy on the Commission. Members reviewed the Application of Mr. John Schubring, 10 Green Trail, Carroll Valley for recommendation to Council for appointment to the Vacant seat on the Commission. Mr. Schubring was present and answered questions. Following brief discussion:

***R. Harris moved; R. Verderaime seconded the appointment of Mr. John Schubring, 10 Green Trail, Carroll Valley be recommended to Borough Council for the Vacant Seat on the Borough Planning Commission. Motion carried unanimously.

Mr. Kaplan shared that he will be out-of-town on business for the next several weeks and asked that Vice Chair, Mr. Abrams provide the report and recommendation of Mr. Schubring at the November 13, 2012 Borough Council Meeting and to chair the December 3, 2012 meeting of the Commission in his absence. Mr. Abrams confirmed that he would fulfill these duties.

ADJOURNMENT

The meeting adjourned at 9:05 p.m. by consensus.

Gayle R. Marthers, Borough Secretary