

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, JUNE 3, 2013 – 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
Neal Abrams, Vice Chair
Robert Verderaime
Ed Kaplan, Chair
Dan Patton
Mary Davidson
David Lillard
John Schubring
Lisa McLeod-Simmons

Absent

BOROUGH OFFICIALS, ETC.

David A. Hazlett, Borough Manager
David Baker, Code Enforcement Officer
Gayle R. Marthers, Borough Secretary

CONSIDERATION OF THE MINUTES OF THE MARCH 4, 2013 PLANNING COMMISSION MEETING

***D. Patton moved, D. Lillard seconded, that the Commission accept the minutes of the Planning Commission Meeting of March 4, 2013 as presented. Motion carried unanimously.

OPEN TO THE PUBLIC

The following citizens were heard:

- Mr. Eric Flynn, general manager for Liberty Mountain Resort addressed Members regarding a proposed revitalization plan for the Golf Resort. Mr. Flynn was accompanied by his engineers and stated that the Preliminary Plan should be ready for July and that he would return to discuss the details.

OLD BUSINESS

Proposal of Trade Lots: After brief discussion the following actions were taken:

Proposed Trade #1:

Beckett Owned:	Lot # P-0014 – 5 Pigeon Trail	trade for
Borough Owned:	Lot # B-0024CR – 6505 Fairfield Rd	

***D. Lillard moved; R. Harris seconded that the Commission recommend to Council the trade as described. Motion carried unanimously.

Proposed Trade #2:

Beckett Owned:	Lot # R-0095 – 9 Wheatfield Trail	trade for
Borough Owned:	Lot # P-0015 – 7 Pigeon Trail	

***D. Lillard moved; R. Harris seconded that the Commission recommend to Council the trade as described. Motion carried unanimously.

Mr. Charles Suhr, attorney for ELUMA addressed the Commission in regard to the Proposed Ordinance Amendment regarding Cluster Housing. Following lengthy discussion the following areas were addressed as needing revision:

- Minimum Green Space for the Total Tract
- Structure Set-backs from lot lines
- Area of Green Space Buffer from adjacent residential uses outside the Cluster
- Overall Cluster Tract Size
- Maximum Building Height
- Expiration of Zoning Permit
- Typographical Errors:
 - Table 27-D footnote #4: the use of “may” changed to “shall”
 - Table 27-D footnote #5 (second one) changed to #6

NEW BUSINESS

Mr. Hazlett explained Borough Council request to have Commission Members review Ordinance 25 Section 201 subsection B regarding “Damaging or Dangerous Growth” of Vegetation. There have been several complaints to the Zoning Department requesting that Owners of Unimproved Borough Lots be required to keep underbrush and noxious weeds from growing taller than the 12” requirement of Improved Lots. It has been past practice of the Borough staff to allow unimproved lots to remain in field or wooded land.

ADJOURNMENT

***R. Harris moved; D. Patton seconded that the meeting adjourn at 9:35 PM. Motion carried unanimously.

Amanda Bell, Recording Secretary