

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
MONDAY, JULY 1, 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  
John Schubring  
Lisa McLeod-Simmons

**Absent**

David Lillard

**BOROUGH OFFICIALS, ETC.**

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

**CONSIDERATION OF THE MINUTES OF THE JUNE 3, 2013 PLANNING COMMISSION MEETING**

\*\*\*R. Verderaime moved, M. Davidson seconded, that the Commission accept the minutes of the Planning Commission Meeting of June 3, 2013 as presented. Motion carried unanimously.

**OPEN TO THE PUBLIC**

Public Comment was Held until after the presentation of ELUMA.

**OLD BUSINESS**

Mr. Charles Suhr, attorney for ELUMA addressed the Commission in regard to the changes made in the Proposed Ordinance Amendment regarding Cluster Housing following the discussion of the last meeting. The following comments were recorded:

From the Commission Member:

- Maximum Building Height to increase to 35'
- Traffic Pattern and Load issues
- Housing Density Limits (Limit # of Houses/Families Permitted)
- Disallow Apartment Buildings
- Water & Sewer
- Quality of Living
- Secondary Impact Issues such as Health Care, Schools, Shopping
- Controlled "Smart" Growth

From the Public:

- Water
- Control of Building/Limit # of Homes
- Growth is a Positive: Economy & Profit margins grow also

- Sewer Plant Growth
- Tax Assessment Changes due to Growth
- Safety, Crime
- Extra Traffic

The following changes were requested following the discussion:

- 35' Maximum Height Limit for all Buildings
- Limit the number of Phases allowed within a Parent Cluster
- Require that one Phase of a project be “substantially” Completed before the Next Phase can be Submitted
- Remove Apartment Buildings as an Approved Use

### **NEW BUSINESS**

Nothing

### **ADJOURNMENT**

\*\*\*R. Harris moved; D. Patton seconded that the meeting adjourn at 9:40 PM. Motion carried unanimously.

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Gayle R. Marthers, Borough Secretary