

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 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
Robert Verderaime
Ed Kaplan, Chair
John Schubring
Dan Patton

Absent

David Lillard
Lisa McLeod-Simmons
Mary Davidson
Neal Abrams

BOROUGH OFFICIALS, ETC.

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

CONSIDERATION OF THE MINUTES OF THE AUGUST 5, 2013 PLANNING COMMISSION MEETING

***R. Verderaime moved, R. Harris seconded, that the Commission accept the minutes of the Planning Commission Meeting of August 5, 2013 as presented. Motion carried with Mr. Patton abstaining due to absence.

OPEN TO THE PUBLIC

No One Addressed the Commission at this time.

OLD BUSINESS

Ordinance Review – Ordinance 25 Section 201

Mr. Kaplan opened the discussion of Ordinance 25 Section 201 regarding the maintenance of unimproved lots in the Borough. Mr. Baker, zoning officer provided background sharing that he has twice been asked to have an owner of an unimproved, vacant lot clear the underbrush and nuisance weeds from the area. The question posed to the Commission is if it is the intent to have all lots cleared of underbrush and weeds and kept trimmed to the 12” requirement of a lawn. After much discussion, Mr. Verderaime agreed to research the definition of “noxious” and “nuisance” as it pertains to weeds. Members agreed to table the issue until Mr. Verderaime reports.

NEW BUSINESS

Liberty Mountain Resort – Project Plan Review

Mr. Kaplan welcomed Mr. Eric Flynn of Liberty Mountain Resorts along with his engineers from KPI Technology; Mr. Gill Picarelli and Mr. Jeff Zigler. Mr. Flynn outlined the Project Planned for the Golf Resort to include the demolition of the current club house and banquet area and a portion of the hotel. The new buildings would include a state-of-the-art Club House with Restaurants and Banquet facilities and the addition of several rooms in the hotel. Planned also is the reconfiguring

of the drop-off area for skiers, the intersection of Country Club Trail and Sanders Road and the re-aligning of Sanders Road to accommodate the change in parking areas. Commission Members voiced concerns over the continued bottle-neck of the Sanders Road/Country Club Trail intersection and requested that more thought be given to alleviating the congestion caused by buses and “drop-off” traffic. Borough Engineer for this project, Eric Mains of Bucharthorn offered his thoughts on the project and stated that Liberty Mountain was cooperating with the Borough to comply with all Zoning and Building Codes. He referenced a memorandum that outlined the items that were left unfinished and qualified his comments with most of the items falling into the category of “house-keeping”; i.e. signatures, approval stamps and the like. Following much discussion:

***D. Patton moved; R. Harris seconded that the Subdivision & Land Development Plan submitted by Liberty Mountain Resort be recommended to Council for Approval with the following caveats: 1. All comments outlined in Mr. Mains memorandum of August 29, 2013 be addressed to his satisfaction; and 2. Liberty Mountain Resorts give further consideration of the Sanders Road/Country Club Trail Intersection. Further discussion regarding the motion asked that the Council be apprised of any improvement to the intersection. Motion carried unanimously.

Prior to adjournment’ Mr. Kaplan asked Mr. Patton to provide the report to Borough Council as he will be out of town.

ADJOURNMENT

***R. Verderaime moved; R. Harris seconded that the meeting adjourn at 8:10 PM. Motion carried unanimously.

Gayle R. Marthers, Borough Secretary