

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, MARCH 3, 2014 – 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

Robert Verderaime
Ed Kaplan, Chair
Lisa McLeod-Simmons
Mary Davidson
Ron Harris, Mayor
John Schubring
Neal Abrams
David Lillard

Absent

Dan Patton

BOROUGH OFFICIALS, ETC.

Gayle R. Marthers, Borough Secretary
David Hazlett, Borough Manager
David Baker, Zoning Officer

CONSIDERATION OF THE MINUTES OF THE DECEMBER 2, 2013 PLANNING COMMISSION MEETING

***D. Lillard moved, L. Davidson seconded, that the Commission accept the minutes of the Planning Commission Meeting of December 2, 2013 as presented. Motion passed with Mayor Harris abstaining.

OPEN TO THE PUBLIC

The following individuals addressed the Commission during the course of the meeting:

- Mr. Charlie Suhr, Attorney for Eluma, Inc. regarding Ordinance #2-2014- Zoning Change Regarding Cluster Developments
- Mr. Tom Wolf, 33 Spring Trail, Carroll Valley regarding Ordinance #2-2014- Zoning Change Regarding Cluster Developments
- Dorothy Drechsler, 7 Trout Run Trail, Carroll Valley regarding Ordinance #2-2014- Zoning Change Regarding Cluster Developments
- Tyler Pyles, 52 Ski Run Trail, Carroll Valley, regarding Ordinance #2-2014- Zoning Change Regarding Cluster Developments
- Dennis Carter, 13 Snowbird Trail, Carroll Valley, regarding Ordinance #2-2014- Zoning Change Regarding Cluster Developments

OLD BUSINESS

Nothing.

NEW BUSINESS

Ordinance – Amending Chapter 27 Modifying the Number of Principal Structures in Commercial Districts. Mr. Hazlett explained that this ordinance corrects a previous amendment that removed the language addressing the number of principal structures in commercial districts. Although unintentional; this has the potential to cause a considerable hardship to the Borough commercial entities when they want to add buildings to a current site.

- Public Comment ensued and the issue was tabled until the Ordinance #2-2014- Zoning Change Regarding Cluster Developments is settled

Ordinance – Amending to Chapter 2 of the Code of Ordinance to Permit the Keeping of Domesticated Chickens on Residentially Zoned Property. Mr. Kaplan opened the discussion stating that Borough Council asked that the Commission review; as there was a request from a citizen for the ordinance to be re-evaluated. Following discussion:

***R. Harris moved; D. Lillard seconded that the Commission acknowledges the Council's previous decision and having heard no compelling changes in circumstances; recommends that Council the vote to strike down this ordinance. Motion passed unanimously.

Ordinance #2-2014- Zoning Change Regarding Cluster Developments. Mr. Hazlett and Mr. Kaplan explained that Council sent this Ordinance back to the Commission in order to have several citizen concerns and issues described by Adams County Planning Office addressed. Mr. Abrams gave each member a list of nine (9) questions/concerns for which he requested answers or explanation. Following much discussion the number of concerns increased to eleven (11) and the consensus of the Commission was to request Borough Solicitor Sam Wiser attend the next meeting of the Planning Commission. Mr. Hazlett was asked to forward a copy of the questions to Mr. Wiser and to whom ever needed them to ensure answers or explanation at the next meeting of the Commission.

Ordinance – Amending Chapter 21 Addressing the Befouling of Borough Streets and Roadways. Due to the lateness of the hour; this issue was tabled by Members and requested that staff move this issue to the first item to be discussed at the April 7, 2014 meeting.

ADJOURNMENT

*** R. Harris moved; J. Schubring seconded that the meeting adjourn at 8:55 PM. Motion passed unanimously.

Gayle R. Marthers, Borough Secretary