

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
MONDAY, MAY 4, 2015 – 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**

**BOROUGH OFFICIALS, ETC.**

**Present**

Robert Verderaime

Ed Kaplan, Chair

Ron Harris, Mayor

David Lillard

Mary Davidson

Dan Patton

Lisa McLeod-Simmons

Robert Tyler Pyles

Gayle R. Marthers, Borough Secretary

David E. Baker, Zoning Officer

**Absent**

John Schubring

**CONSIDERATION OF THE MINUTES OF THE FEBRUARY 2, 2015 PLANNING COMMISSION MEETING**

\*\*\* R. Harris moved, D. Lillard seconded, that the Commission accept the minutes of the Planning Commission Meeting of April 6, 2015 as submitted. Motion passed with Mr. Patton and Mrs. McLeod-Simmons abstaining due to absence.

**OPEN TO THE PUBLIC**

No One Attended

**OLD BUSINESS**

Comprehensive Ordinance Review.

Chapter 10: Health and Safety: Mr. Kaplan re-introduced the topic; Discussion continued regarding concerns expressed at the April meeting. After lengthy discussion the following changes were recommended:

- Define “storage” as any item kept inside a building or in an area completely surrounded by a solid fence of a height not less than the height of the motor vehicle or trailer being sheltered nor more than permitted by other Borough Ordinance.
- Define “motor vehicle” as any self-propelled land vehicle which can be used for towing or transporting people or materials, including, but not limited to, automobiles, trucks, buses, motorhomes, motorized campers, motorcycles, motor scooters, tractors, snowmobiles, dune buggies and other off-the-road vehicles.
- Alter the definition of “Owner” to: the actual owner, agent or custodian of the property on which motor vehicles are stored, whether individual or partnership, association, corporation or other legal entity.
- Alter the definition of “Nuisance” to: any condition which shall constitute a danger or potential danger to the health, safety, or welfare of the citizens of the Borough of Carroll Valley.
- §10 – Part 1: struck in its entirety. Dissolution of Board via Ordinance 1-2011
- §10-203:
  - Add “owner, or lessee” after “person” in line one (1)
  - Strike the word “abandoned” in line one (1)
  - Strike the word “open” in line three (3) replace with: “unsheltered storage”

- In letter “E” – Consider allowing refrigerators to be “chained” closed with a pad lock if the doors are not removed.
- §10-204:
  - Strike “Borough Council” in #2 on line one (1) and replace with: “Code Enforcement Officer”
  - Strike “Borough Council” in #2 on line five (5) and replace with: “Code Enforcement Officer”
- §10-205:
  - In number “1” – Add the word “vehicle” after “equipment,” on line two (2)
- §10-206:
  - Alter the beginning phrase to read: “If the person, owner or lessee”...
  - Add the word “vehicle” after “equipment,” on line one (1)
- §10-207:
  - Alter the beginning phrase to read: “Any person, owner or lessee”...
- §10-208:
  - Alter the beginning phrase to read: “Any person, owner or lessee”...
- §10-209 strike in its entirety if there are no compelling legal reasons to keep it.

Working Group: Home Office/Home-Based Businesses.

Mr. Kaplan reported that the group did not meet and reminded staff that they would like a list of businesses permitted in the Borough. Following their next meeting a report will be shared.

Hiking/Biking Trails.

No report.

**NEW BUSINESS**

There was none.

**ADJOURNMENT**

\*\*\* D. Lillard moved; R. Harris seconded that the meeting adjourn at 8:45 PM. Motion passed unanimously.

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Gayle R. Marthers, Borough Secretary