

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
TUESDAY, SEPTEMBER 6, 2016 – 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**

Ed Kaplan, Chair  
Ron Harris, Mayor  
Robert Tyler Pyles  
Robert Verderaine  
Mary Davidson  
John Schubring  
David Lillard

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

**Absent**

Lisa McLeod-Simmons

**CONSIDERATION OF THE MINUTES OF THE JULY 5, 2016 PLANNING COMMISSION MEETING**

\*\*\*R. Harris moved, R. Pyles seconded, that the Commission accept the minutes of the Planning Commission Meeting of July 5, 2016 as submitted. Motion passed unanimously.

**OPEN TO THE PUBLIC**

No one addressed Members at this time.

**OLD BUSINESS**

Comprehensive Ordinance Review.

Mr. Kaplan shared that Council agreed to engage the Adams County Planning Office to act as consultant for the re-write of Chapter 27: Zoning of the Borough Code of Ordinances. The County has not assigned the staff to our project yet but hope to have everyone in place by the October meeting. Additional discussion ensued regarding the South West Adams Regional Planning Document and its possible impact on the Zoning Ordinance Review. Mr. Kaplan suggested a meeting of the original stakeholders be considered to discuss goals for the area.

Working Group: Home Office/Home-Based Businesses.

No new report

Hiking/Biking Trails.

Ms. Davidson shared that the Borough is negotiating with Eluma Corporation for land use/acquisition for the proposed trail.

Adams County Planning.

No new report.

**NEW BUSINESS**

Mayor Harris addressed Members at the request of a resident who could not attend regarding the keeping of chickens in the Borough. The following topics were discussed:

- Clarity of Borough Ordinance
- Deed Restriction vs Ordinance

- Zoning Districts – Is it time to change the map? Is there room for chickens?
- Can a Borough Ordinance Supersede a Deed Restriction?
- Can Deed Restrictions be removed?

Mr. Pyles opened a discussion about building requirements for new homes which led to the following issues being discussed:

- # of Building Permits issued since 2005
- # of Restrictions on Building
- Permitting Requirements of the Borough vs those of neighboring municipalities
- Should Zoning Ordinances encourage growth? If so, does the Borough's?
- Sprinklers
  - Pro's and Con's – Mr. Kaplan provided statistical data
  - Cost? Is it inhibitive? Is it worth the risk?
- Suggestion to Invite Local Contractors to a meeting to get their perspective

Ms. Marthers reported that Council has requested a written summary of each committees' meeting be provided for their Council Packet. Council expressed concern that they have little time to process and evaluate information that is provided verbally during a meeting and would like the opportunity to review the information prior to the public meeting. Attendance at Council Meetings by committee members is still encouraged and Council acknowledges that that additional information or clarification can come from the committee liaison during the meeting. Following brief discussion, Mr. Kaplan agreed to have a short written summary prepared by the deadline (Thursday prior to a Council Meeting) following each Commission meeting and further stated that he would continue attending the Council meetings as well.

## **ADJOURNMENT**

\*\*\* R. Harris moved; D. Lillard seconded that the meeting adjourn at 8:50 PM. Motion passed unanimously.

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Gayle R. Marthers, Borough Secretary