

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 14, 2016 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

Vice Chairman David Lillard called the meeting to order at 7:00 P.M. The attendance was as follows:

PLANNING COMMISSION MEMBERS

BOROUGH OFFICIALS, ETC.

Present

Ron Harris, Mayor

Robert Tyler Pyles

Robert Verderaime left @8:15

Mary Davidson

David Lillard

Gayle R. Marthers, Borough Secretary

David Baker, Code Enforcement Officer

Absent

Lisa McLeod-Simmons

Ed Kaplan, Chair

John Schubring

CONSIDERATION OF THE MINUTES OF THE SEPTEMBER, 2016 PLANNING COMMISSION MEETING

***R. Harris moved, R. Pyles seconded, that the Commission accept the minutes of the Planning Commission Meeting of September 6, 2016 as submitted. Motion passed unanimously.

OPEN TO THE PUBLIC

Mr. Lillard shared a copy of the 2012 Ordinance regarding the Keeping of Chickens in the Borough as requested by resident Mike Sites who could not attend due to work. Following brief discussion, Ms. Marthers explained and Mr. Pyles confirmed the sentiment from Borough Council that the issue of chickens be discussed during the re-write of the Zoning Ordinance. If there are other zoning districts suitable for non-domesticated animals then recommendations can be made to Council. It was noted that the Ordinance from 2012 proposed an amendment to Chapter 2 regarding Animals and that the ordinance was voted down by a majority of Council at that time.

OLD BUSINESS

Comprehensive Ordinance Review.

Mr. Rob Thaeler and Mr. Harlan Lawson of Adams County Planning Office were introduced as the Consultants for the re-write of Chapter 27: Zoning. Mr. Thaeler detailed the possible methodology to the project citing a “Start Fresh with total re-do” or “Amend the Current” approach as the two options. Members asked if other municipal documents could be used as starting point whereby Mr. Thaeler shared the process Hamiltonban Township has engaged for the past 18 months as they complete their re-write of their zoning ordinance. Following much discussion the following recommended steps were agreed upon and Borough Staff asked to include on the December 2016 agenda:

1. Mr. Thaeler will develop a timeline/schedule for the project to help keep the process flowing
2. With Borough Staff help, Mr. Thaeler will prepare an Existing Land-Use Map for review and discussion
3. Borough Staff will provide Members with a copy of the current Zoning Map to use as comparison against the Existing Land-Use Map.
4. Using the data from Steps 2 and 3; Members will begin to form a Character Area Map. Mr. Thaeler explained that a Character Map may reveal clusters of dense population or sparse population where changes in a Permitted Uses can be explored.

Mr. Thaeler shared a copy of the resolution of the Southwest Regional Comprehensive Plan and explained how this document may impact the zoning decisions if Members choose to use it. He explained that although joint zoning is not being discussed; the Borough may wish to implement zoning that furthers the joint comprehensive plan.

Hiking/Biking Trails.

Ms. Davidson shared that the Borough did not receive the grant from DCED that was submitted. She asked for a copy of the denial in order to review and be better prepared for the next submission. Mr. Pyles clarified that Borough Council had agreed to the Trails project only if the grant was received. Ms. Marthers explained that all grant submissions must be approved by Council and most require a Resolution as well. Members commended Ms. Davidson on her efforts and pledged support in further submissions.

Adams County Planning.

No new report.

NEW BUSINESS

No new business was discussed

ADJOURNMENT

*** R. Harris moved; T. Pyles seconded that the meeting adjourn at 8:30 PM. Motion passed unanimously.

Gayle R. Marthers, Borough Secretary