

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 2, 2009 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

Chairman Laura Scudder called the meeting to order at 7:00 P.M. The attendance was as follows:

PLANNING COMMISSION MEMBERS

Present

Laura L. Scudder, Chairman
Ed Kaplan, Vice Chairman
Frank Buhrman
Ronald Bell
Dan Patton
Neal Abrams
Deborah Meredith
Laurie Davidson
Ron Harris, Mayor

Absent

BOROUGH OFFICIALS, ETC.

David A. Hazlett, Borough Manager
Amanda Bell, Recording Secretary

CONSIDERATION OF THE MINUTES OF THE OCTOBER 5, 2009 PLANNING COMMISSION MEETING

*** R. Harris moved, R. Bell seconded, that the Commission accept the minutes of the Planning Commission Meeting of October 5, 2009. Motion carried unanimously with L. Scudder abstaining.

OPEN TO THE PUBLIC

No one attended.

OLD BUSINESS

Comprehensive Plan Survey Summary.

Mr. Hazlett stated that he had a lot of help from R. Harris and he thanked him. L. Scudder expressed that looking at the minutes Mr. Hazlett stated that he was very impressed with the results. Mr. Hazlett stated that a lot of the responses were positive, but some were negative but wrote in a positive way. Mr. Hazlett also expressed that the turnout was better than he thought it would be.

Windmills.

After lengthy discussion the Commission decided by consensus to have one ordinance to address the following: Active Solar Systems, Geo Thermal Heating, and Wind Turbines. Mr. Hazlett expressed to the Commission that when the ordinance is drafted the Commission needs to make sure that it accommodates the Borough. R. Bell stated to the Commission that they should invite American Hearth to come to the next meeting to give information on the Wind Turbines. L. Scudder asked Mr. Hazlett to find sample ordinances on Active Solar Systems, Geo Thermal Heating, and External Furnaces.

NEW BUSINESS

Domestic vs. Farm Animal Ordinance.

After lengthy discussion the following concerns were expressed:

- Sanitary Conditions
- Odor
- Appearance of the Borough
- Deface value of properties
- Noise

E. Kaplan moved, D. Meredith seconded, that the Commission recommend not passing the ordinance that would prohibit chickens and farm animals. The motion failed with 5 no votes and 4 yes votes. A sample ordinance was distributed to the Commission for review, after review F. Buhrman moved, R. Harris seconded that the Commission incorporate an exception into our ordinance similar to the exception in Section 2 that mentions fowl except that the total number of all fowl in indoor or outdoor conditions be 6. R. Harris made an amendment that it be changed from fowl to Chicken Hens. After further discussion F. Buhrman withdrew the current motion. Mr. Hazlett provided the following verbiage that F. Buhrman provided a first and R. Harris seconded; to have an amendment to the ordinance that would permit residents to keep, maintain, or harbor within the Borough of Carroll Valley, 2 Chicken Hens in a home or living unit as household pets and also no more than a total of 6 Chicken Hens in sanitary quarters which must be located at least 50 feet from any occupied building or dwelling unit. The motion passed with a 5 to 4 margin.

E. Kaplan asked to have the minutes reflect that he is opposed to the ordinance.

N. Abrams asked to have the minutes reflect that he had a descending vote to the ordinance.

Mr. Hazlett asked the Commission if they had any other comments other than the ones he has received for the Vision Statement for the Regional Comprehensive Plan.

R. Harris stated to the Commission if they have any suggestions on projects that the Borough should be looking at in the future to please e-mail him with any ideas.

ADJOURNMENT

***R. Bell moved, D. Patton seconded that the meeting be adjourned at 8:23 p.m.

Amanda Bell, Recording Secretary