

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
MONDAY, JULY 3, 2017 – 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 Verderaime  
David Lillard  
John Schubring  
Bernard Garland  
Mary “Lori” Davidson-Kolenda

David A. Hazlett, Borough Manager  
Gayle R. Marthers, Borough Secretary

**Absent**

**CONSIDERATION OF THE MINUTES OF THE JUNE 5, 2017 PLANNING COMMISSION MEETING**

\*\*\*R Harris moved, D. Lillard seconded, that the Commission accept the minutes of the Planning Commission Meeting of June 5, 2017 as amended. Motion passed unanimously with L. Davidson-Kolenda, R. Verderaime and E. Kaplan abstaining.

**OPEN TO THE PUBLIC**

Bruce Carr, Council Member                      92 Eagles Trail, CV                      Asked that Members use innovative thinking and consider re-visiting the R2 district definition to stay more rural. This initiated discussion leading to the following points:

- Increase in Tax Base can only be accomplished by more houses or more commercial growth
- Water and Septic concerns need to be considered
- Clarification of housing types yielded an opinion to not allow quads
- Light Commercial may be a compromise
- Confirmation was obtained that all building types and land uses must be accounted for within the zoning

**OLD BUSINESS**

Comprehensive Ordinance Review: Chapter 27: Zoning.

Mr. Rob Thaeler and Mr. Harlan Lawson were present to lead the discussion that centered around the Zoning Districts. The following issues were discussed:

- Growth costs the Borough. Is the cost worth the investment?
- Carroll Valley is a Sub-division; therefore, the development is of a “fill-in” nature. Each new home or business helps build the tax-base
- Commercial Development is good for the tax-base
  - Permits generate income
  - Often assessed a higher tax rate
  - Low impact on existing infrastructure
- Increase the number of Residential District types to diversify the population density of the Borough
- Agricultural Area needs to be designated

- Possible consideration to divide McCleaf farm:
  - Area West of the Creek be zoned Agricultural/low density
  - Area East of the Creek be zoned Crossroad Commercial
- Members were reminded that a zoning change does not require any changes in the current use of the property. It may continue to be farmed in its current state for the unforeseen future; but allows options for growth if the property were ever sold for development.
- East side of Sanders Road be designated Commercial
- Eluma Property on Sanders Road discussed with no clear recommendation
- Intersection of Sanders Road and Route 116 very important area. May be a possible “center of commercial growth”
- Intersection of Route 16 and Route 116 is problematic due to:
  - Traffic/Roadway deficiencies
  - Lack of Public Sewer
  - Lack of Public Water

\*\*\*R. Verderaime moved that the McCleaf Property be retained as agricultural in its entirety. Motion failed for lack of a 2<sup>nd</sup>.

Consultants were asked to prepare a preliminary zoning map using the data and definitions from Option 2 provided with the McCleaf farm and the Norberg properties be evaluated for Commercial zoning. Also please evaluate properties adjacent for the same designation. It was agreed that the Borough could use design regulations to control usage.

## **ADJOURNMENT**

\*\*\* R. Harris moved; J. Schubring seconded that the meeting adjourned at 8:45PM. Motion passed unanimously.

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Gayle Marthers,  
Asst. Borough Manager/Borough Secretary