

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, AUGUST 7, 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
Bernard Garland
Mary “Lori” Davidson-Kolenda

David A. Hazlett, Borough Manager
Gayle R. Marthers, Borough Secretary
David E. Baker, Code Enforcement Officer

Absent

John Schubring

Mr. Kaplan opened the meeting then tendered his resignation as chairman explaining that his new business would require out-of-town commitments and expressed his thanks for the support of the Commission and his confidence in Mr. Lillard’s ability to step up from vice-chairman to chairman if the Commission so wished. Members expressed their thanks to Mr. Kaplan for his leadership and following brief discussion:

***R. Harris moved; R. Verderaime seconded that Members appoint Mr. David Lillard chairman of the Planning Commission effective immediately. Motion passed unanimously.

***E. Kaplan moved; D. Lillard seconded that Members appoint Mrs. Mary “Lori” Kolenda vice chairman of the Planning Commission. Motion passed unanimously.

Mr. Lillard again thanked Mr. Kaplan for his service to the Commission and brought the meeting to order.

CONSIDERATION OF THE MINUTES OF THE JULY 3, 2017 PLANNING COMMISSION MEETING

***E. Kaplan moved, R. Pyles seconded, that the Commission accept the minutes of the Planning Commission Meeting of July 3, 2017 as amended. Motion passed unanimously.

OPEN TO THE PUBLIC

No one addressed Members at this time.

OLD BUSINESS

Comprehensive Ordinance Review: Chapter 27: Zoning.

Mayor Harris asked to have measurable objectives listed for each meeting. He expressed concern that the pace at which the review is happening.

Mr. Rob Thaeler stated that he and Mr. Harlan Lawson would present a first draft of a zoning map based upon the input from last month’s meeting and that it would be updated or finalized based on the outcome of tonight’s discussion. The following discussion ensued:

- Map Outline
 - J-section, K-section and Eluma property designated as medium density
 - Sanders Road and McCleaf property East of creek designated as Commercial (not yet specified type of commercial)

- McCleaf property West of creek designated Agricultural
- Golf Course and Ski Resort designated as Resort or Professional Recreation
- Intersection of route 116 and route 16 designated as Commercial (possibly light industrial?)
- Remainder of Borough designated as Low Density Residential
- Define Commercial
 - Required to provide “reasonable” accommodation for all types of commercial endeavors
 - Consensus remains to designate intersection of route 116 and route 16 for this
- Eluma Property is owned by a developer who wants to develop. What does the Commission want for this property?
- Several members and the Borough Manager expressed that there should be more zoning districts or areas that may be dependent upon attributes such as:
 - Aged Timber/Wooded Land versus New Growth
 - Topography
 - Soil Suitability for septic
 - Soil Suitability for basements
 - Available water supply
- What variables are most important?
 - Soil Suitability for Septic
 - Probability of Public Sewer Expansion (which will increase likelihood of new construction on land not suitable for on-site septic)
 - Land Slope versus Soil Slope
- Mr. Pyles suggested the following Residential Zoning Areas:
 - J – Section & K – Section
 - Ranch 1 – using the approximate borders of route 16, Friends Creek Trail, and Upper Trail
 - Ranch 2 – encompassing the remainder of the area from Friends Creek Trail and Upper Trail westward, eastward and southward to the Borough Line
 - D – Section
 - C – Section, F – Section and S – Section
 - H – Section
 - Remainder of Borough

Consultants were asked if the discussion met the objectives identified at the beginning of the meeting; whereby, Mr. Thaeler acknowledged that it had and that he and his staff would begin working on the following:

- Draft of the non-Residential Districts/Areas with proposed definitions to be presented within 2 months.
- For the September 2017 meeting; a draft of the Residential Areas will be created using the ideas brought forth tonight and explore strategies to differentiate areas into districts.

ADJOURNMENT

*** R. Harris moved; L. Kolenda seconded that the meeting adjourned at 8:45PM. Motion passed unanimously.

Gayle Marthers,
Asst. Borough Manager/Borough Secretary