

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, MARCH 5, 2018 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

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

David Lillard, Chair
Robert Tyler Pyles
Robert Verderaime
Bernard Garland
Ron Harris, Mayor
John Schubring

Gayle R. Marthers, Asst. Borough Manager
David Baker, Zoning Officer
Amanda Bell, Asst. Borough Secretary

Absent

CONSIDERATION OF THE MINUTES OF THE FEBRUARY 5, 2018 PLANNING COMMISSION MEETING

***R. Pyles moved, R. Harris seconded, that the Commission accept the minutes of the Planning Commission Meeting of February 5, 2018 as submitted. Motion passed unanimously.

OPEN TO THE PUBLIC

No one addressed Members at this time.

D. Lillard stated that he would be starting with New Business first and then go on to Old Business.

NEW BUSINESS

Member Resignations

Members reviewed the member resignations.

*R. Pyles moved, R. Harris seconded, that the Commission recommend that Council reduce the number of members to 7. Motion passed unanimously.

OLD BUSINESS

Comprehensive Ordinance Review: Chapter 27: Zoning.

Members reviewed the answers that Mr. Thaeler from the Adams County Planning Office submitted. The following requests were made to change the draft document;

- The issue of minimum square footage for a single-family dwelling was discussed with the following actions taken;
 - *** First motion R. Verderaime moved, R. Harris seconded that members recommend that all residential districts have an 850-square foot minimum. Motion carried with R. Pyles opposing. Following additional discussion;
 - ***R. Harris moved, R. Verderaime seconded that the previous motion be modified to reflect district R1 be a 1,000-square foot minimum for a single-family dwelling and districts R2 and R3 remain at the minimum 850 square foot requirement.

Consensus of members agreed that formal action would not be required for any additional recommendations to county planning. The following points of discussion were addressed;

- Change sliding scale for property sizes. Any recommendations please send to Gayle Marthers.
- Refine definition of government to only local government.
- Discussion regarding set-backs included the following;

- Should there be a 10 foot or 15-foot set-back?
- Should the set-backs be on 2 sides or all sides?
- Recommend retaining 35-foot set-back in front.
- Should there be a difference dependent upon the district?
- Should a riparian border be a consideration in determining a set-back?
- Increase parking for apartment buildings to 1.5 spaces.
- Remove all illuminated signs in all districts.

Mr. Thaeler agreed to have the remaining portions of the document completed along with the inclusion of the concerns by Thursday, March 29, 2018. The document will then be disseminated to members for their review. At such time questions and concerns will be collected for discussion at the May 7, 2018 meeting. Therefore, it was agreed by consensus that unless any new business requiring Commission action presents itself the April 2018 meeting will be cancelled.

ADJOURNMENT

*** R. Harris moved; J. Schubring seconded that the meeting adjourned at 9:08 PM. Motion passed unanimously.

Amanda Bell, Assistant Borough Secretary