

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, JUNE 4, 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

Steven Sites

Bernard Garland

Ron Harris, Mayor

John Schubring

Absent

Gayle R. Marthers, Asst. Borough Manager

David Baker, Zoning Officer

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

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

OPEN TO THE PUBLIC

No one addressed Members at this time.

NEW BUSINESS

Appointment of Vice Chair.

Mr. Lillard requested that Members appoint a new vice chair due to the resignation of Mr. Kaplan.

*** R. Harris moved; D. Lillard seconded that Mr. Robert Tyler Pyles be appointed Vice Chair of the Commission. Motion passed unanimously.

Member Resignations

Members received the resignation of Mr. Robert Verderaime.

*R. Pyles moved, R. Harris seconded, that the Commission regretfully accept the resignation of Mr. Robert Verderaime. Motion passed unanimously.

OLD BUSINESS

Comprehensive Ordinance Review: Chapter 27: Zoning.

Members reviewed the completed 1st Draft of the Chapter 27: Zoning Ordinance re-write. The following items were discussed:

- Section 402: Lot allocation table accepted by consensus.
- Section 403: Lot set-backs were discussed at length; Mr. Thaeler will update with information provided by Members.
- Section 1405: Accessory Building sizes referenced in “B” changed by consensus to: “600 square feet in size” and “located ... 10 feet of any side...”.
- Section 1501: Mobile Home Park referenced in “S” permitted in Commercial and Community Core Districts as a use by special exception was agreed to by consensus of Members.

- Section 1501: Street Vendors referenced in “EE” is to be removed from this chapter as this issue is handled in Chapter 13 of the Code of Ordinances in transient sales.
- Section 1706: Members discussed the issues of signage and agreed by consensus to leave the verbiage as it was presented.

Mayor Harris addressed the following issues:

1. The Legend on the Map needs to reflect the correct colors represented on the map itself
2. Questioned the referencing of original Ordinance Numbers in the new document
3. Questioned changes to permitted uses in the Agriculture District
4. Questioned the inclusion of Child Care facilities
5. Requested that “Computer” and “IT” repair be added to the list of Home Occupation examples
6. Questioned whether there should be a cross reference in Article XVI to Building Codes for ADA
7. Questioned regulations for signs – consensus of Member to leave as presented
8. Questioned whether there should be specific references to the Southwest Regional Comprehensive Plan in the Ordinance if it applies to the common goal established by the Plan
9. Questioned the new provisions for the Zoning Hearing Board ... Mr. Thaeler responded that the PA Municipal Planning Code has changed, and the new provisions are now in line with those changes
10. Questioned why Political Signs are no longer addressed ... Mr. Thaeler cited a legal case in Littlestown where their Borough Council lost a civil suit involving political signs due to a “freedom of speech” violation

Following much discussion; Members suggested that the July 2018 meeting be canceled to allow Mr. Thaeler the time needed to prepare the next draft of the document and a PowerPoint presentation that can be shared with the Council and eventually the public that will outline zoning and the changes to Chapter 27. Mr. Lillard will update Council and request a joint meeting with them to review the document.

ADJOURNMENT

*** R. Harris moved; J. Schubring seconded that the meeting adjourned at 9:30 PM. Motion passed unanimously.

Gayle Marthers, Borough Secretary