

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION AND BOROUGH COUNCIL JOINT MEETING  
TUESDAY, SEPTEMBER 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**

**Present**

David Lillard, Chair  
Ron Harris, Mayor  
John Schubring  
Steve Sites  
Michael Wight

**Absent**

Bernard Garland

**BOROUGH OFFICIALS, ETC.**

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

**COUNCIL MEMBERS**

**Present**

Bruce Carr  
Jared Huster  
Richard Mathews  
Sarah Skoczen, President  
Robert Verderaime

**Absent**

**CONSIDERATION OF THE MINUTES OF THE JUNE 4, 2018 PLANNING COMMISSION MEETING**

\*\*\*R. Harris moved, J. Schubring seconded, that the Commission accept the minutes of the Planning Commission Meeting of June 4, 2018 as submitted. Motion passed unanimously.

**OPEN TO THE PUBLIC**

No one addressed Members at this time.

**OLD BUSINESS**

Comprehensive Ordinance Review: Chapter 27: Zoning – 6 Zoning Districts.

Mr. Lillard present the Commission and Borough Council with a slide show presentation which covered the 6 Zoning Districts. Much discussion included the following:

1. Can there be changes in the Proposed Map? The changes considered:
  - a. “McCleaf Property” located southwest of Sanders Road between Rt 116 and Jacks Mountain Road returned to all Agriculture
  - b. “Eluma Property” located along Sanders Road be evaluated for the possible building projects permitted in all three (3) residential districts
  - c. “Baker Property” located northeast of Sanders road between Rt 116 and Jacks Mountain Road be evaluated for the possible building projects permitted if zoned Community Core as well as R3
2. Impact of Current “J” and “K” Section residents’. Mr. Huster stated as a resident of the “J” Section; if thought out and designed well; the growth of the areas in question would pose little problem.
3. Maintaining the current look of the Borough while allowing for growth.
4. Desire to minimize the changes.

5. Concerns about mobile home parks, industrial/manufacturing businesses or warehouses being permitted.

Mr. Thaeler and Mr. Hazlett reaffirmed that the law requires that ALL types of building must be permitted. If a type of land use such as doctor's office, retail store or mobile home park is not specifically listed in a zoning district; then by default it is permitted everywhere in the Borough. Members were encouraged to review the current uses and density trends already present in the Borough and use that information to plan for growth.

6. Concerns regarding re-zoning an area and whether current uses can continue.

Mr. Thaeler explained that although a tract of land currently zoned and being uses as farmland i.e. fields of corn; can continue to be used (and receive the tax benefits associated with that use) for as long as the owner wishes; even if it is rezoned. The reclassification of zoning will only change what is permitted moving forward; not what is already happening in the present.

Following much discussion; Commission members and Council members were asked to have all questions submitted to Gayle by November 2, 2018. All questions will be forwarded to Mr. Thaeler to review and provide follow-up. A draft of the full Chapter 27 will be available at the next joint meeting. Borough Staff was asked to advertise that joint meeting to coincide with the December 3, 2018 regular meeting of the Commission.

## **NEW BUSINESS**

### Resignation of Robert Tyler Pyles

\*R. Harris moved, J. Schubring seconded, that the Commission accept the resignation of Robert Tyler Pyles. Motion passed unanimously.

## **ADJOURNMENT**

\*\*\* R. Harris moved; J. Schubring seconded that the meeting adjourned at 9:00 PM. Motion passed unanimously.

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Amanda Bell, Assistant Borough Secretary