

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
Monday, April 3, 2023 – 7:00 P.M.
Borough Office**

A G E N D A

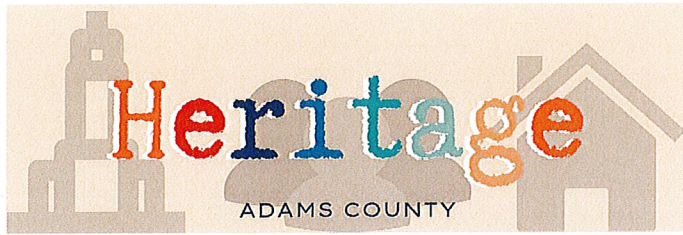
- A. Approval of Meeting Minutes**
 - A. Minutes of the March 6, 2023 meeting

- B. Open to the Public**
 - A. Jenna Smith – Adams County Office of Planning and Development regarding the Adams County Heritage Plan

- C. New Business**

- D. Old Business**
 - A. Ordinance #2-2022 Zoning Ordinance Amendment (RV Trailer Parking)

- E. Adjournment**



Carroll Valley Municipal Outreach



Background

Adams County Comprehensive Plan

The current County Comprehensive Plan was adopted in 1991 and updated in 1998, 2001, and 2010. The current Comprehensive Plan outlines many goals and objectives related to historic preservation and heritage related planning, some specifically related to assisting municipalities

The vision for the plan update at this stage is to encompass preserving, protecting, and promoting historic resources throughout the entirety of the County.

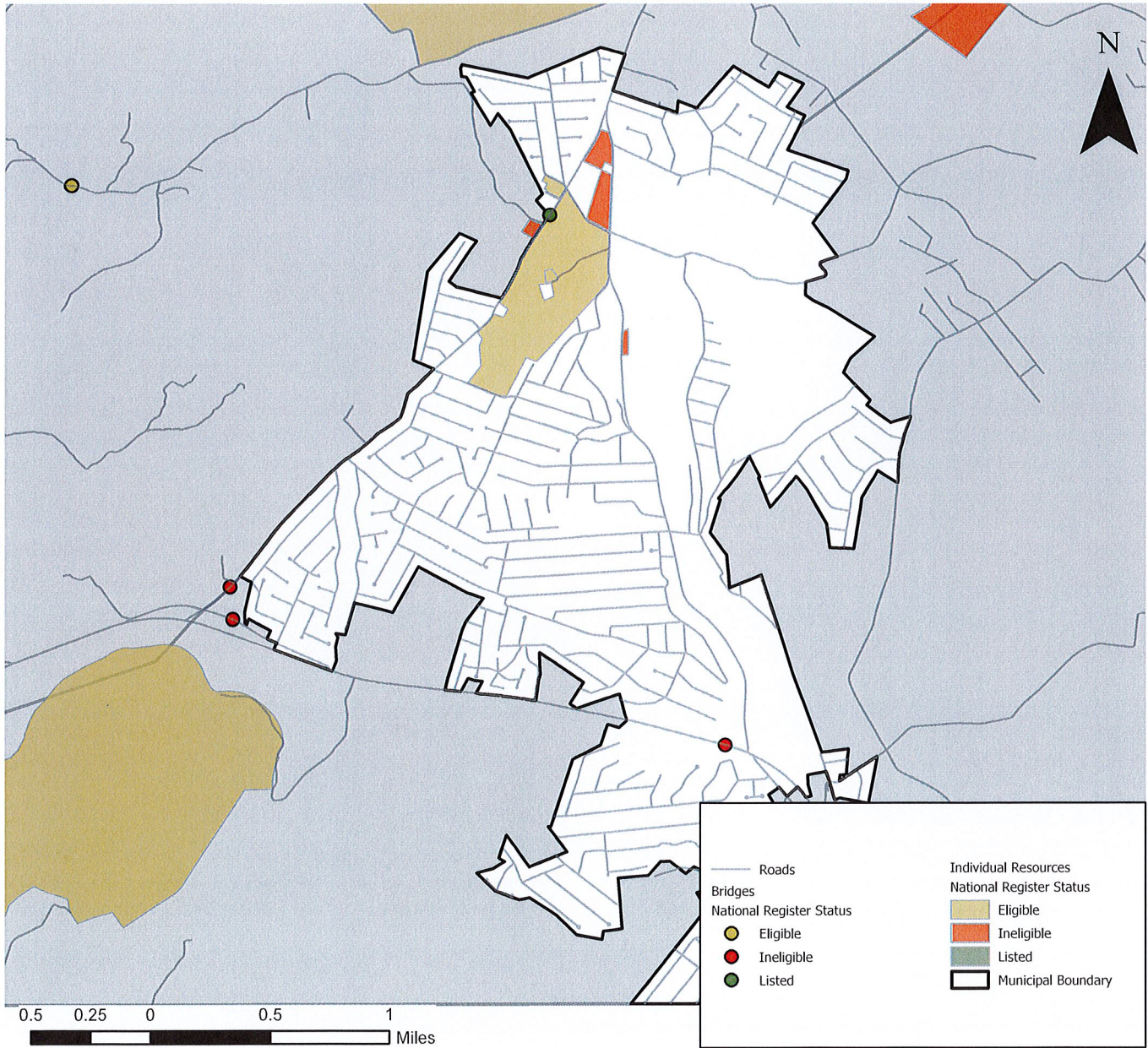
Purpose of Meeting

- Discuss your thoughts/concerns regarding historic resources in your municipality
 - What types of resources are most important to residents here? Are these identified on the provided map?
 - What tools (if any) do you currently have in place to ensure that these resources are protected?
 - What types of programs might your municipality be interested that would assist in protecting and/or promoting these resources? (e.g., Interpretive signage, tours, National or Local Register of Historic Places, other methods)
- How can the County support planning for historic resources in your municipality?
 - How can we support promoting and protecting those resources?

Refer to the map on next page to see the location of some identified historic resources in your municipality. The map provided shows ONLY those resources that have been listed, determined eligible, or determined ineligible for the National Register of Historic Places. The map does NOT show resources that have simply been documented.

Link to project website: <https://adams-county-heritage-plan-adamsgis.hub.arcgis.com/>

CARROLL VALLEY



Address	Parcel	Historic Name	Resource Category	Year Built	National Register Status
165 McCleaf Ln	43009-0003---000	McCleaf Property	Building	1940	Eligible
221 Jack's Mountain Rd	43005-0089---000	Christian Musselmann House	Building	ca. 1850	Eligible
5425 Fairfield Rd	43005-0096---000	Slonaker Property	Building	1875	Ineligible
120 Jacks Mountain Rd	43005-0095---000	Michael Kugler House	Building	1855	Ineligible
5720 Fairfield Rd	43014-0005---000	Topper House	Building	ca. 1825-49	Ineligible

MEMORANDUM



TO: PLANNING COMMISSION
FROM: DAVID HAZLETT, BOROUGH MANAGER
SUBJECT: "TRAILER ORDINANCE"
DATE: 3/31/2023
CC: BOROUGH COUNCIL; MAYOR

A handwritten signature in blue ink, appearing to read 'D. Hazlett', is written over the 'FROM' line of the memorandum.

As requested by the Planning Commission at their meeting dated March 6, 2023, I have provided a revision to the "trailer ordinance" with several items amended. The attached draft represents the Planning Commission's recommended course of action to the Borough Council.

Executive Summary of the Attached Ordinance Draft Revision, dated March 31, 2023

This ordinance would amend current zoning regulations to permit property owners to keep up to 3 travel trailers, boats, or trailers on their property in their chosen location as long as it is not within a public right of way or located within 5 feet of a property line. The proposed ordinance would amend the current limit of 1 and 2, respectively. This revision will also permit keeping a fourth travel trailer, boat, or trailer if the property is greater than 2 acres in size.

Although previously discussed in earlier versions, there are no longer proposed requirements to park on hard surfaces, provide visual screening, or limit parking locations to the front, side, or rear yard.

CARROLL VALLEY BOROUGH
ADAMS COUNTY, PENNSYLVANIA

Ordinance No. __-20__

AN ORDINANCE OF THE BOROUGH OF CARROLL VALLEY AMENDING CHAPTER 27 OF THE BOROUGH OF CARROLL VALLEY CODE OF ORDINANCES TO: MODIFY REGULATIONS PERTAINING TO VACATION RENTALS, PARKING, AND HOME-BASED BUSINESSES; REAFFIRM CHAPTER 27 AS AMENDED; AND SET FORTH AN EFFECTIVE DATE.

The Borough of Carroll Valley hereby ordains:

SECTION 1. AMENDMENT TO CHAPTER 27 OF THE BOROUGH OF CARROLL VALLEY CODE OF ORDINANCES.

The Borough of Carroll Valley Code of Ordinances (hereinafter "Code of Ordinances:), Chapter 27 "Carroll Valley Borough Zoning Ordinance", is hereby amended, with all material to be deleted indicated with ~~strikethroughs~~, and all material to be added indicated with underlining as follows:

II. §201; "Definitions" is hereby amended as follows:

BOAT - any water vessel designed to carry persons and/or property upon water, propelled by engine, oars or sail.

HARD SURFACE - asphalt, concrete, or compacted crushed stone or gravel, granular material or aggregate with an asphaltic or cement binder having a minimum overall depth of 6 inches, or any other permanent type of surfacing which prevents the raising of dust or loose particles, or the infiltration of contaminants into the groundwater.

NO-IMPACT HOME-BASED BUSINESS – A business or commercial activity administered or conducted as an accessory use which is clearly secondary to and within the use as a residential dwelling and which involves (i) no customer, client, or patient traffic, whether vehicular or pedestrian, (ii) no pickup, delivery or removal functions to or from the premises, (iii) and/or no storage or staging of commercial products, materials, or equipment, in excess of those normally associated with the residential use.

RECREATIONAL VEHICLE - a vehicular-type unit primarily designed for recreational camping or travel use with its own motive power, commonly referred to as RV's, Recreational Vehicles, and motor homes.

TRAILER - any vehicles or devices manufactured, designed, marketed, or used to be coupled to or drawn by a motor vehicle.

TRAVEL TRAILER – any vehicles or devices manufactured, designed, marketed, or used to be coupled to or drawn by a motor vehicle, intended primarily for recreational camping or travel use. These units include travel, fifth-wheel, folding, and truck camping trailers.

XIV.-§1415.C; “Unenclosed Storage and/or Parking” is hereby amended as follows:

2. Travel trailers, boats, and trailers may be parked on a property in accordance with the following requirements:
 - a. The storage of three (3) ~~one (1)~~ such vehicles shall be permitted—Such vehicle(s) is permitted to be parked in any yard as long as no portion of the vehicle (including tongue) is located within any public right-of-way, on or above any public sidewalk or easement, or within a distance of five (5) feet from adjoining property lines.
 - b. The storage of a ~~second~~ fourth travel trailer, boat, or trailer vehicle shall be permitted if the gross lot size is equal to or greater than two (2) acres, as derived from a recorded deed and/ or recorded subdivision plan. The additional vehicle shall be permitted ~~only in the side/rear~~ any yard, and no portion of the vehicle (including tongue) shall be located within any public right-of-way, on or above any public sidewalk or easement, or within a distance of five (5) feet from an adjoining property
 - c. All areas used for storage shall be maintained so as to keep vegetation properly trimmed and debris or litter disposed of regularly. Storage of such vehicle shall not exempt the property owner from any property maintenance requirement of this Ordinance or any other Borough ordinance.
 - d. All vehicles shall maintain valid registration and inspection and prevent the leakage of fuels and/or lubricants into the ground.

SECTION 2. REPEALER.

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as same affects this Ordinance.

SECTION 3. SEVERABILITY.

In any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Carroll Valley Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective upon the earliest date provided by law. ORDAINED AND ENACTED as an Ordinance of the Borough of Carroll Valley this _____ day of _____ 20__.

CARROLL VALLEY BOROUGH COUNCIL

ATTEST:

Secretary

Chairman