

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
Monday, June 5, 2023 – 7:00 P.M.
Borough Office**

A G E N D A

- A. Approval of Meeting Minutes**
 - A. Minutes of the May 1, 2023 meeting
- B. Open to the Public**
- C. New Business**
 - A. Front setback for Accessory Structures
- D. Old Business**
 - A. Ordinance #2-2022 Zoning Ordinance Amendment (RV Trailer Parking)
 - B. Review of Zoning Ordinance Chapter 27 regarding Vacation Rentals
- E. Adjournment**

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, MAY 1, 2023 – 7:00 P.M.
BOROUGH OFFICE**

MINUTES

Chairman Michael Wight called the meeting to order at 7:00 P.M. The attendance was as follows:

**PLANNING COMMISSION
MEMBERS**

Present

John Schubring, Vice Chairman
David Lillard
Bret Robinson
Michael Wight
Sara Laird
Brion Fitzgerald
Douglas Browning

BOROUGH OFFICIALS, ETC.

Gayle R. Marthers, Asst. Borough Manager
Amanda Bell, Recording Secretary
David Hazlett, Borough Manager

Absent

Jeff Pannebaker
Owen Phelan

**CONSIDERATION OF THE MINUTES OF THE APRIL 3, 2023 PLANNING
COMMISSION MEETING**

***S. Laird moved, J. Schubring seconded, that the Commission accept the minutes of the Planning Commission Meeting of April 3, 2023 as submitted.

OPEN TO THE PUBLIC

No one addressed the Commission at this time.

NEW BUSINESS

Review of Zoning Ordinance Chapter 27 regarding Vacation Rentals

M. Wight stated in reviewing minutes of the Planning Commission meeting from February and March 2020, Vacation Rentals were permitted in all zoning districts. The Commission provided a written report to the Council at their November 2021 meeting requesting they approve the revised zoning ordinance; however, this report was missing the approved changes.

Lengthy discussion ensued noting the following:

- Corporate ownership is a growing concern
- Increase Short Term Rental application fee
- Rental Inspection Ordinance
- Regulations/Strike System
- Impact on Earned Income Tax Revenue
- Impact on Community Services (sewer system, roads, etc.)

The Commission will be researching how other municipalities are handling Vacation Rentals and will report back at the June meeting with possible regulations and enforcement to allow Short Term Rentals in all districts.

OLD BUSINESS

There was none.

ADJOURNMENT

*** S. Laird moved, D. Lillard seconded, that the meeting adjourn at 8:05 PM. Motion passed unanimously.

Amanda Bell, Recording Secretary

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 ~~striketroughs~~, 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) or more (4)~~ 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