

# Carlisle Borough Planning Commission Minutes

## Thursday, September 28, 2023, at 5:30 pm

**Members in Attendance:** C. Muniz, J. Werner, M. Webb, M. Green, R. Pinnell, Julie Vastine and D. Maher

**Borough Officials in Attendance:** J. Woolston and J. Bennett

The meeting was called to order at 5:30 p.m. by C. Muniz

### 1. Meeting Minutes

“That the Carlisle Borough Planning Commission unanimously approved the 5/25/23 minutes.

**Motion by:** D. Maher

**Second by:** C. Muniz

### 2. Public Comments – The audience may request Commission Members address and/or discuss items not listed on the agenda. Commission members may choose, at their discretion, to address issues at a later date.

There were no public comments.

### 3. Land Development/Subdivision Applications

- a. The Planning Commission may review and provide a recommendation to Borough Council to waive Preliminary Plans and approve the Final Land Development for Carlisle Auto Industries to develop Lot 1 of the former IAC Site at 50 Carlisle Springs Road.

D. Maher expressed concern with the rear of the buildings facing the roadway, how a franchise building would fit-in with the neighborhood should the franchise go out of business, the construction of the plaza and how it would look and what materials would be used, the amount of lighting and how it would affect the neighborhood and the amount of parking spaces.

J. Woolston said staff recommended that the developer provide a plaza for this development. The rear of the buildings facing the street will be constructed in a way that will be appealing to the public. Staff encouraged less parking in order to provide for the plaza will provide for walking space between the buildings and also a space for outside dining and other events such as live music, etc. Staff is also working with the developer to help make the “franchise” building look complimentary to Carlisle. Street trees will be planted along the main roadways and throughout the development.

Mr. Ritchie, representing the developer, stated that the plaza will be made of stamped concrete because brick pavers can be problematic with weeds growing in between the bricks, making it unsightly. The proposed plan meets the lighting requirements of the ordinance. Borough staff studied the lighting along A, B, C and D Streets and are proposing to reduce this lighting by 35%.

J. Werner expressed concern with traffic along Fairground Avenue in the vicinity of the skate park and the entrance to the grocery store.

Mr. Ritchie stated that a traffic study was conducted for this project and determined that the entrance to the grocery store be shifted.

M. Malarich explained that the last phase of the connectivity project will include a roundabout at the intersection of N. Hanover St., Penn St. and Fairground Avenue and should help mitigate speeding in this area.

That Carlisle Borough Planning Commission recommend approval of the waiver of Preliminary Plans and the additional entrance on A-Street and approve the Final Land Development for Lot 1 of the former IAC Site at 50 Carlisle Springs Road.

Motion by: C. Muniz Seconded by: M. Webb.

- b. The Planning Commission may review and provide a recommendation to Borough Council to waive Preliminary Plans and approve the Final Land Development for Community C.A.R.E.S. to develop a homeless shelter at 230 S. Spring Garden Street.

J. Doty of FSA, representing Community C.A.R.E.S. explained the proposed development received approval from the Zoning Hearing Board for the use and expansion of this building.

D. Maher asked if Borough staff could ask the developer for an easement to possibly provide for a bike trail connector through this property linking access through the park to the grocery store. J. Doty explained that this parcel has very limited space between the properties. To the south, a fence will be erected between residential property next door and the neighbors to the north must have access to the rear of their building to receive deliveries.

M. Webb asked how many residents this facility will provide shelter for and if there are full-time staff on duty. B. Kempf, Director of Community C.A.R.E.S. stated the facility can house 40 people and there will be a full-time staff on duty.

That Carlisle Borough Planning Commission recommend approval of the waiver of Preliminary Plans and approve the Final Land Development for a homeless shelter at 230 S. Spring Garden Street.

Motion by: J. Vastine Seconded by: M. Webb.

- c. J. Woolston gave an overview of the land use reform specifically for the former Frog Switch property.

J. Vastine recommended that staff look into possible grants available for the cleanup of this site.

D. Mahrer suggested potential bike trail connections.

R. Pinnell does not favor the fee in lieu of option.

#### **4. Adjournment at 7:30 p.m.**

Respectfully submitted,

Jared Woolston  
Director of SCEP