

Carlisle Borough Planning Commission Minutes

Thursday, January 26, 2023, at 5:30 pm

Members in Attendance: C. Muniz, J. Vastine, J. Werner, R. Pinnell, D. Mahrer, and M. Green

Borough Officials in Attendance: J. Woolston

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 12/21/22 minutes”

Motion by: J. Werner

Second by: R. Pinnell

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

The Planning Commission review and provide a recommendation to Borough Council for the Final Land Development Plan submitted by Frederick, Seibert and Associates on behalf of Jeffrey Corporation to redevelop Burger King in the C-2 Zoning District.

Chris Champion of FSA, representing the applicant explained the proposed plan which reduces the impervious coverage of the lot, redirects traffic through the site and provides a much nicer streetscape than the current Burger King.

R. Pinnell asked if the footprint of the building will increase and questioned if the installation of turf grass will actually decrease the impervious coverage. C. Champion was not sure of the exact square footage but said that the building footprint will increase slightly. He also stated that there are vary degrees of impervious calculations relating to types of grasses, gravel, etc. but the calculations for this project reduces the impervious

D. Maher expressed concern with the proposed turf grass and proposed lighting. He would like to see shields and/or diffusers on the proposed lighting fixtures. J. Woolston stated that the zoning ordinance addresses lighting in the maximum candlelight, shielding from a residential property, etc.

J. Vastine agreed with D. Maher’s concerns and also asked about the traffic flow. C. Champion explained the new traffic flow around the building. The drive-thru pick up window will be to the rear of the building as opposed to the existing pick-up window on the east side of the building. The current entrance off E. High Street will remain.

C. Muniz asked if the applicant is agreeable to staff's conditions. C. Champion said yes.

That Carlisle Borough Planning Commission recommend waiving the submission of a preliminary plan.

Motion by: R. Pinnell Seconded by: J. Vastine.

That Carlisle Borough Planning Commission recommend approving the final land development plan subject to the applicant's acceptance and satisfactory resolution of the conditions imposed by staff.

Motion by: J. Vastine Seconded by: R. Pinnell.

4. Other Planning Commission or Related Business

Christian Muniz gave a brief overview of a meeting he recently attended with Borough staff, Mayor Shultz, Deputy Mayor Landis, Zoning Hearing Board Chair Fowler and Councilman Hicks. This meeting was the first of many with this committee that is committed to look for zoning reform concepts. For example, looking at items such as setbacks as maximums instead of minimums. The property located at the corner of N. Pitt and W. High Street has parking in the front and a different way of looking at this property would be having the building closer to the street, more pedestrian friendly and have parking in the rear.

J. Woolston said that zoning reform is basically looking at the adopted zoning ordinance, look at the patterns of growth in the community and then ask, is this what we want? The committee will start with front setbacks and look at opportunities to make communities more walkable. Look at historic patterns that are wanted in the community as far as where buildings are located and consider space and bulk standards that disallow historic patterns of development that may should be changed. In a commercial context, businesses that have parking out front of their stores are less desirable to pedestrians. The climate action plan and some other efforts at the policy level with Council, is to ask, do we want a more pedestrian friendly environment? This committee started out as zoning reform and has moved towards land use reform as far as what can be done strategically within the adopted Comprehensive Plan and the climate action plan to enable some changes. J. Woolston laid a timeline with some short-term goals for within 6- 12 months all the way out to six years that would include an update to the Comprehensive Plan and revising the zoning ordinance. The committee schedule is one-hours meetings a few times per month.

Mayor Schultz added that Borough Council is about to approve a recommendation from the Truth and Reconciliation Commission so there will be a racial equity component to this review as well.

5. Adjournment at 6:30 p.m.

Respectfully submitted,

Jared Woolston
Director of SCEP