

Carlisle Borough Planning Commission Minutes

Thursday, May 25, 2023, at 5:30 pm

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

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 4/27/23 minutes.

Motion by: R. Pinnell **Second by:** J. Werner

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 may review and provide a recommendation to Borough Council to waive Preliminary Plans and approve the Final Land Development submitted by Prime AE Group on Behalf of rabbittransit to develop a bus garage facility at 1601 Ritner Highway.

Steven Garland, PE representing the applicant explained that the plan proposes the construction of a pole barn style building to house the buses, a small administrative building and a bus wash facility.

R. Pinnell expressed concern with the number of staff comments and asked if the red staff comments are now satisfactory. J. Woolston stated that he and the Borough Engineer reviewed the revised plans which addressed the comments and staff are satisfied with the revisions.

D. Maher expressed concern with the lighting, if the stormwater plan was inclusive of the stormwater plan presented during the April meeting for the communications tower, is the water for the wash bay reused, using the retention basin as a recreational space and idling of the vehicles.

S. Garland stated that this plan does include the stormwater calculations included with the communications tower plan. He also stated that the wash bay uses reclaimed water. Mr. Garland stated that the grass stormwater basin is relatively flat and could provide a passive green space for employees of the surrounding business to use during working hours.

J. Woolston advised the commission that the ordinance does allow for the Commission and Borough Council to ask for a recreational fee in lieu of land dedication. The ordinance requires that all public dedicated land must be reviewed in consultation with the Parks & Recreation Director. If the property is deemed to not be appropriate then payment in lieu of land dedication can be provided.

M. Webb would like to see the pros and cons of land to be dedicated versus the recreation fee and how each would benefit or may not benefit the community.

C. Muniz referred to an Anti-Idling Law of Pennsylvania. D. Maher indicated the idling concern was more about large diesel buses. The smaller proposed gasoline vans are a lesser (pollution) concern; public transit is encouraging. J. Woolston advised that a statement that public transportation and air pollution was considered will be added to the memo under climate action.

That Carlisle Borough Planning Commission recommend approval of the waiver of Preliminary Plans and approve the Final Land Development for a bus garage facility at 1601 Ritner Highway.

Motion by: R. Pinnell Seconded by: M. Webb.

4. Adjournment at 6:30 p.m.

Respectfully submitted,

Jared Woolston
Director of SCEP