

Carlisle Borough Planning Commission Minutes

Thursday, April 25, 2024, at 5:30 pm

Members in Attendance: C. Muniz, J. Werner, M. Webb, M. Green, J. Vastine, M. Webb

Borough Officials in Attendance: J. Woolston and M. Malarich

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

1. **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.

2. **Land Development/Subdivision Applications**

- a. The Planning Commission may review and provide a recommendation to Borough Council for the Final Land Development plan submitted by Brehm-Lebo Engineering, Inc. on behalf of Hari Krishna Property, LLC to develop a Dunkin' fast-food restaurant at 2 Houser Lane.

Doug Brehm, representing the applicant, stated that the proposed Dunkin' will be constructed on a pre-existing concrete pad. The existing storm drains were cleared of all debris and determined to be in working condition. This plan received a variance from the Zoning Hearing Board to allow for a drive-through window. The applicant is in agreement with all staff conditions.

J. Vastine asked if the runoff from this property will drain into the Letort. M. Malarich stated that the runoff will enter into a swale and then into wetlands located behind Home Depot before entering into the Letort.

M. Green expressed concern over the volume of the drive-through speaker. D. Brehm stated that the volume is adjustable. J. Woolston stated that the maximum noise level is 65 decibels and would be enforceable by staff. M. Green also asked if the neighbors were notified of this development. D. Brehm stated that all neighbors were notified of this development, and no one expressed concern.

M. Webb asked if a bike rack could be installed. The applicant agreed to this request.

That Carlisle Borough Planning Commission recommends approval of the requested waivers and the Final Land Development for a new Dunkin' fast-food restaurant located at 2 Houser Lane, subject to the applicant's acceptance and satisfactory resolution of the conditions imposed by staff.

Motion by: C. Muniz

Seconded by: J. Vastine

3. Land Use Reform Update

J. Woolston gave a brief update on the progress of the Land Use Reform Committee. To date, all text amendments previously reviewed by the Planning Commission have been approved by Borough Council. Council and the Committee will be looking at group homes & treatment centers along with accessory dwelling units, maximum parking requirements, EV accommodations and a minimum bike parking requirement.

4. Adjournment at 6:00 p.m.

Respectfully submitted,

Jared Woolston
Director of SCEP