

**Carlisle Borough Planning Commission**  
**Regular Meeting Minutes**  
**September 25, 2025 | 5:30 p.m.**  
**Borough Hall | 53 W. South Street | Carlisle, PA 17013**

**Members in Attendance:** Lee Winton, Vice Chair; Mark Green; Rachel James; David Maher; and John Werner

**Members not in Attendance:** Isabelle Harman

**Borough Officials in Attendance:** Jared Woolston, SCEP Director; Jim Sutter, Senior Planner; Jeff Bergsten, Borough Engineer; Maurita Abeln, Water Resources Director; Malcolm Marcewicz, Building Code Official

The meeting was called to order at 5:31 p.m. by Vice Chair Winton

**1. Roll Call**

**2. Meeting Minutes – August 28, 2025**

Mr. Werner moved the August 28, 2025 meeting minutes be approved as presented. Mr. Maher seconded the motion. The motion passed on a unanimous voice vote.

**3. 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

**4. Old Business**

There was no Old Business

**5. New Business**

**a. Dickinson College Final Minor Reverse Subdivision Plan**

The Planning Commission may review and provide a recommendation to Borough Council on a Final Minor Subdivision Plan from Dickinson College to consolidate three (3) existing lots into one (1) proposed lot at 212-240 West High Street in the Institutional Zoning District.

Jason Wolfe, C.S. Davidson, appeared on behalf of the Applicant. Mr. Wolfe described the existing conditions and proposed consolidation of the lots at the subject property. He noted the Applicant intends to submit a Land Development Plan in the near future for existing Lot B, which is not currently developable given the existing setbacks. A discussion occurred regarding the requested waivers and recommended conditions of approval.

Mr. Winton moved the Planning Commission recommend Borough Council approve the request for two (2) waivers and conditionally approve the Dickinson College Final Minor Reverse Subdivision Plans subject to seven (7) conditions. Mr. Werner seconded the motion. The motion passed on a unanimous voice vote.

**b. Final Land Development Plan – Proposed Pilot Line Building, Research & Innovation Center Building Expansion, and Plant 5 Building Expansion**

The Planning Commission may review and provide a recommendation to Borough Council on a Preliminary and Final Land Development Plan from Carlisle Corporation, Inc. d/b/a/ Carlisle Construction Materials, Inc. for the construction of a new building, additions to two (2) existing buildings, and associated off-street parking and stormwater management facilities at 1285 Ritner Highway, more specifically known as Parcel ID Nos. 49-08-0579-004 & 50-08-0579-011, in the I-1 (General Industrial) Zoning District.

A representative for the Applicant appeared before the Planning Commission to present the proposed development plan. The Plan proposes the expansion of the existing facilities at the Carlisle Construction Materials campus at 1285 Ritner Highway, including the construction of a new Pilot Lines Building. The Applicant noted the Pilot Lines Building would be for warehousing and the testing of new products and materials.

The Applicant noted the development would add about 145 employees to the subject property. A discussion ensued regarding the Traffic Impact Study. The Applicant stated they are pursuing LEED Platinum certification for the buildings and would be including the required bicycle parking inside the structure. The proposed stormwater management facilities, which propose private subsurface holding tanks that would empty into the existing facilities, were discussed. The Applicant stated the captured stormwater runoff from the subsurface tanks would be pumped into the existing facilities.

A discussion ensued regarding the building elevations showing the proposed Research and Innovation Center addition as exceeding the maximum height requirement for the subject property. The Applicant stated the protrusion is for the enclosure and storage of HVAC and mechanical devices and not for human occupation. Staff noted that the height of the structure was likely in compliance with the zoning ordinance but would need to be reviewed in more detail before a final determination could be made.

A Staff comment requiring the Applicant to dedicate land for recreation and open space or provide a fee-in-lieu-of payment was discussed. The Applicant stated they were requesting an additional waiver from this requirement. A discussion ensued on the requirement and Staff stated they would do additional research on if this requirement actually applies to this development. Further discussion occurred regarding bicycle improvements and LEED requirements. Mr. Maher emphasized the importance that the lighting requirements in the Borough Zoning Ordinance be followed.

Mr. Winton expressed his opinion that the Plan should have been submitted as a preliminary plan only instead of a preliminary/final plan.

Mr. Winton moved the Planning Commission table consideration of the matter. Mr. Werner seconded the motion. The motion passed on a unanimous voice vote.

**c. Blighted Property Designation – 127 Lincoln Street**

The Planning Commission may review and designate the property located at 127 Lincoln Street as “blighted”.

Mr. Marcewicz provided an overview of the property located at 127 Lincoln Street and provided photographs that displayed its apparent blighted condition. Mr. Marcewicz reviewed the definition of blight and its applicability in this case.

Mr. Winton moved the Planning Commission designate the property located at 127 Lincoln Street as “blighted”. Mr. Werner seconded the motion. The motion passed on a unanimous voice vote.

A discussion ensued regarding the next steps. Upon an inquiry, Mr. Marcewicz noted this process has successfully remediated previously blighted properties in the Borough.

**6. Staff Update**

Staff had no updates for the Planning Commission on any matters.

A discussion occurred regarding electing a new Chair. It was decided to keep the status quo for the time being.

**7. Adjournment**

Mr. Maher moved the Planning Commission adjourn. Mr. Werner seconded the motion. The motion passed on a unanimous voice vote.

The Planning Commission adjourned at 6:57 p.m.

Respectfully submitted,

Jim Sutter, AICP  
Senior Planner