

Carlisle Borough Planning Commission Minutes

Thursday, January 23, 2025, at 5:30 pm

Members in Attendance: Robert Pinnell, Julie Vastine, Mark Green, and Lee Winton

Borough Officials in Attendance: J. Woolston

The meeting was called to order at 5:30 p.m. by Robert Pinnell.

1. Meeting Minutes

“That the Planning Commission attendee names be added to the November 25, 2024 Minutes.”

Motion by: Julie Vastine

Seconded by: Lee Winton

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. Petition for Zoning Map Amendment

The Planning Commission may review and provide a recommendation to Borough Council for a zoning map amendment submitted by Martson Law Offices on behalf of OzFund to rezone property currently zoned R-3 High Density Residential to UM Urban Mixed Use for a 4.4 acre tract at the intersection of Cherry Street and Lincoln Street known as Tax Parcel 05-20-1796-001.

H. Gilroy, representing the applicant states the applicant has an agreement to purchase the property thus the authority to request the zoning change. The applicant plans to develop UM Urban Mixed Use residential and nonresidential.

L. Winton asked why the rezoning is necessary. H. Gilroy stated for the mixed use to get the density needed to make the project work.

L. Winton asked what the zones are around the subject property. J. Doty stated R-3 High Density Residential and UM Urban mixed use. To the south is a residential zone and to the west is school institution.

L. Winton asked if there will be improvements to the roadway. J. Doty states yes. Concept Plans show extending Lincoln across the backside of the property and connecting Cherry Street.

J. Vastine asked will the exposure to Trichloroethylene meet the EPA criteria for mixed use. H. Gilroy states this location was a part of the parking lot. Colleague states not a part of the affected area.

J. Vastine recommended looking at Trichloroethylene mapping when thinking through the dwelling of buildings and have ample venting.

L. Winton asked what is the definition of a mid-rise. How tall is a mid-rise. J. Woolston provides definition. A mid-rise apartments 3 or more dwelling units within a building that's higher than 35 feet or 3 and a half stories whichever is less.

L. Winton asked about the traffic impact of 100 units. H. Gilroy stated they are working with the Borough by completing a traffic analysis.

J. Woolston states the Land Development process that still has to happen. Reconnecting the Grid from the staff prospective is ideal facility.

That Carlisle Borough Planning Commission recommend approval to amend the Official Zoning Map for Tax Parcel 05-20-1796-001 from R-3 High Density Residential District to UM Urban Mixed Use District.

Motion by: Robert Pinnell

Seconded by: Julie Vastine

4. Borough Council Zoning Map Amendment

The Planning Commission may review and provide a recommendation to Borough Council for a zoning map amendment to rezone property currently zoned C-2 Shopping Center/Mixed Use to UM Urban Mixed Use for a 26.24 acre tract at 650, 700, 750, and 800 East High Street, 850 East High Street, and 950 East High Street, known as Tax Parcels 03-21-0318-142, 03-22-0487-009, and 03-22-0487-010, respectively.

J. Woolston states staff put together a recommendation after consulting with the land use reform subcommittee. The comprehensive plan indicates that this property and the property around Wal-Mart are zoned Shopping Center/Mixed Use. By rezoning we will have a consistent zoning district that will enable some new things to happen. It gives council the most options in terms of planning for this area.

J. Vastine asked how was the plan socialized with North and South Middleton Townships, were they on board. J. Woolston states just received funding, haven't gone through the

planning process. Will probably take a year (1) to eighteen (18) months to complete. When shared with South Middleton they gave us a letter of support.

J. Vastine states the mixed use would allow innovative storm water management and greening of the property which might be more sensitive to the adjacent neighbors.

J. Woolston states waiting to see what happens with prospective buyers to see if they are interested.

That Carlisle Borough Planning Commission recommend approval to amend the Official Zoning Map for Tax Parcels 03-21-0318-142, 03-22-0487-009, and 03-22-0487-010 from C2 Shopping Center/Mixed Use District to UM Urban Mixed Use District.

Motion by: Julie Vastine

Seconded by: Robert Pinnell

5. Other Business

A proposal was made by Robert Pinnell to solicit for the Vice Chair position for the Planning Commission Committee. Julie Vastine nominated Lee Winton. Vote to take place at the February 27, 2025 Planning Commission meeting.

6. Adjournment at 6:09 p.m.

Respectfully submitted,

Jared Woolston
Director of SCEP