

Carlisle Borough Planning Commission Minutes

Thursday, February 27, 2025, at 5:30 pm

Members in Attendance: David Maher, Mark Green, Robert Pinnell, Lee Winton, John Werner, Rachel James

Borough Officials in Attendance: J. Woolston

The meeting was called to order at 5:32 p.m. by Robert Pinnell

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. Vice Chair Nomination

Planning Commission nominated Lee Winton as Vice Chair.

Motion by: John Werner

Seconded by: Robert Pinnell

3. Meeting Minutes

That the Carlisle Borough Planning Commission unanimously approved the November 25, 2024.

Motion by: John Werner

Seconded by: Robert Pinnell

That the Carlisle Borough Planning Commission unanimously approved the January 23, 2025 Minutes.

Motion by: Lee Winton

Seconded by: John Werner

4. **Subdivision/Land Development Applications**

The Planning Commission may review and provide a recommendation to Borough Council for a waiver of a public outreach meeting and approve the Minor Subdivision submitted by Burget & Associates, Inc. to create a lot on a parcel containing an existing single-family detached dwelling at 343 D Street.

M. Green asked if there are any water detention requirements.

J. Woolston responded, The Borough code provides for storm water management. It will go through storm water review with new owner.

M Green asked if there are any height restrictions.

J Woolston, responded zoning district is the same across the parcel. They will treat the new lot with dimensional and use requirements for the same district.

R Pinnell asked if access alley way in the back was existing. Or are lines drawn by Borough for future use.

J. Burget responded, it is a paper street in the back. There is no existing alley way there.

R. Pinnell asked J. Woolston if it was a desire an objective of the Borough that we use the them, referring to the alley ways.

J. Woolston responded, staff wouldn't advocate for creating an alley within a paper street. But would review the driveway entrance for safety. Makes sense to mimic what the existing dwelling has done and run the drive way parallel to that. The alley does exist on the east side of the lot, just not along the back. We would work with future land owner. Probably we would be working with them on a driveway to access main road, not the alley.

R. Pinnell recommended reexamining access to reorient the driveway.

J. Woolston stated, the only condition of approval that staff recommended was to address the sewer planning module. Staff did not recommend showing the driveway.

That Carlisle Borough Planning Commission recommend approval of a waiver for a public outreach meeting and approve the Minor Subdivision to create a lot on a parcel containing an existing single-family detached dwelling at 343 D Street.

Motion by: Lee Winton

Seconded by: John Werner

5. The Planning Commission may review and provide a recommendation to Borough Council to approve a proposed Preliminary Subdivision and Land Development for Lots 9-13 of the former Carlisle IAC Subdivision on Carlisle Springs Road.

M. Green asked about the street tree requirements.

J. Woolston stated, applicant agreed to meet the street tree & site distance standards.

M. Green asked if the retention basin was part of the masterplan.

J. Woolston stated, the basin was put in well before this project. It does provide some treatment from this parcel.

Tom stated, basin was put in when infrastructure was put in to accommodate storm water for this development.

J. Woolston stated, basic submission requirements were all met.

L. Winton asked if there will be a final.

J. Woolston stated, yes, there will be a final plan.

D. Maher suggested using Dark Sky approved lighting to help with light pollution.

That Carlisle Borough Planning Commission recommend approval of the proposed Preliminary Subdivision and Land Development for Lots 9-13 of the former Carlisle IAC Subdivision on Carlisle Springs Road.

Motion by: Robert Pinnell

Seconded by: David Maher

6. Adjournment at 6:07 p.m.

Respectfully submitted,

Jared Woolston
Director of SCEP