

Carlisle Borough Planning Commission
Regular Meeting Minutes
June 25, 2026 | 5:30 p.m.
Borough Hall | 53 W. South Street | Carlisle, PA 17013

Members in Attendance: John Werner, Chair; Lee Winton, Vice Chair; Tom Coolidge; Mark Green; and Martin Siefering

Members not in Attendance: David Maher

Borough Officials in Attendance: Jared Woolston, SCEP Director; Jim Sutter, Senior Planner; and Maurita Abeln, Water Resources Director

The meeting was called to order at 5:30 p.m. by Chair Werner

1. Roll Call

Chair Werner completed roll call.

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. Meeting Minutes – May 28, 2026

Chair Werner moved the May 28, 2026 meeting minutes be approved as presented. Mr. Coolidge seconded the motion. The motion passed unanimously.

4. Old Business

There was no old business to discuss.

5. New Business

a. Preliminary/Final Land Development Plan – Sheetz Store #263 Rebuild

Integrated Consulting, on behalf of Sheetz, Inc., has submitted a request for Preliminary/Final Land Development, for the property located at 1900 Ritner Highway. The Applicant is proposing the demolition and reconstruction of all existing structures and improvements on the Property.

The subject property is a 4.4-acre parcel located on the western end of the Borough zoned I-C Industrial Commercial. It is located at the southwestern corner of the intersection of Ritner Highway and Allen Road. It is currently improved with a building, approximately 7,298 square feet in area, utilized as a Commercial Convenience Store operated by Sheetz, Inc., and associated car wash and fuel canopy structures. The Applicant proposes the demolition of nearly all existing improvements and the subsequent construction of a new 6,872 square foot building in roughly the same orientation and location as the existing. New fuel canopy structures and car wash building are also proposed. The proposal complies with all applicable zoning regulations.

The Applicant has proposed sidewalk extensions in consistency with the Borough Strategic Plan's goal of investing in safe pedestrian-friendly options that connect people to the places they need to go with convenient, accessible infrastructure that reduces car dependency. A fee in lieu of providing recreation and open space land is not required, as it was paid by the Property owner at the time of land development approval for the existing building.

The Applicant has requested Subdivision and Land Development Ordinance waivers from §226-10E to not require a public outreach meeting and from §226-17A to not require separate preliminary plan review. Staff find merit in the reasonings and support of the granting of these waivers. The Applicant has also requested Stormwater Management Ordinance waivers from §217-17E to allow a different scale and §217-12M to permit a lesser dewatering time for Basin #3. The Borough Engineer has indicated they have no objection to the granting of these waivers.

Staff recommended the Planning Commission recommend Council approve the Plan, subject to 19 conditions of approval. Representatives for the Applicant appeared before the members of the Planning Commission and presented the proposal.

Mr. Winton moved the Planning Commission recommend Council approve the request for waivers from §§226-10.E, 17.A, 217-12.M, & 17.E and recommend conditional approval of an application for a Preliminary/Final Land Development Plan at the property located at 1900 Ritner Highway. Chair Werner seconded the motion. The motion passed on a unanimous voice vote.

6. Staff Update

There were no updates from Staff.

7. Adjournment

Chair Werner adjourned the Planning Commission at 5:42 p.m.

Respectfully submitted,

Jim Sutter, AICP
Senior Planner