

CARLISLE BOROUGH PLANNING COMMISSION

Meeting Minutes – February 22, 2018

Members in Attendance: Timothy Tilton, Morgan Dux, Julie Vastine, John Shugars and Christian Muniz

Borough Officials in Attendance: Mike Skelly, Planning/Zoning/Codes Manager

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

Items Reviewed by the Planning Commission:

1. The Planning Commission unanimously recommended approval of the minutes of the January 25, 2018 meeting.
2. The El Rodeo request for a complete waiver of the land development application process was removed from the PC agenda. Chair Tilton expressed concerns about these sort of requests bypassing the review of the Planning Commission, and wanted to talk more about this at a later date.
3. The Planning Commission received an update on the status of the Comprehensive Plan revision from Mike Skelly. Skelly saw no major negative comments so far. He also suggested that the Commission consider looking at promoting more upscale housing when they review their Housing & Shelter section of the Comp Plan. Borough Council has expressed concern regarding the lack of more market rent / upscale housing.

Skelly also asked for an edit to Objective 4.1, pg. 36, 43, which suggested that the CBD / C-1 Zone be reduced in physical size. He had two reasons: (1) the existing C1 Zone is relatively small (only 57 acres) in comparison to the rest of the Borough and needs to expand if it's going to attract more business; (2) The 2007 ERA study recommended this area to have a more concentrated amount of businesses with less residential uses. Skelly believes this approach is contrary to conventional principles and practices for downtown revitalization, which promote a diverse mix and variety of uses. Hence, the C1 Zone would benefit from accommodating more diversity than being reduced in size.

After discussion between the Commission and staff, everyone will review the remaining chapters of the Comp Plan and provide their comments on the Google document format.

4. The Planning Commission reviewed the revised Dickinson College zoning ordinance amendment (text and map) in advance of the April 12, 2018, Borough Council public hearing. There are approximately 18, mostly residential lots (approx. 8.4 acres), north and west of the 500 block of W. Louther St., and Reed St., which are proposed to be rezoned from R-2 Medium Density Residential and UM Urban Mixed

Use to INS Institutional District. They propose a new use – “College Residential Housing”, along with minor text changes to parking, screening, etc.

Motion: The Planning Commission, upon motion by John Shugars, and second by Christian Muniz, unanimously voted to endorse the proposed Zoning Ordinance Amendment, submitted by Dickinson College, for map and text changes for several properties along the 500 block of W. Louther St., and Reed St., from R-2 Medium Density Residential and UM Urban Mixed Use to INS Institutional.

There being no further items on the agenda, the Planning Commission adjourned at approximately 6:00 p.m.

Respectfully submitted,

Mike Skelly
Planning/Zoning/Codes Manager