

***BOROUGH OF CARLISLE
PLANNING COMMISSION***

Meeting Minutes – October 26, 2017

Members in Attendance: Timothy Tilton, Justin Smith, Julie Vastine, Renee Rhan, and Christian Muniz

Borough Officials in Attendance: Michael Skelly, Planning, Zoning & Codes Manager and Mark Malarich, Public Works Director

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 September 28, 2017 meeting.
2. The Planning Commission considered approval of waivers to the requirement of filing a preliminary land development plan and widening of an entrance to the development off Ritner Highway, along with a final land development plan submitted by Chapel Pointe. The applicant proposes the construction of 12 townhouses to provide independent living for their residents. The existing garage on the property will remain and turned into a community center. The existing house, currently being used as a professional office, will be demolished.

Conclusion: The Planning Commission, upon motion by Renee Rhan and second by Nicole Purcell, unanimously recommended approval of the waivers and the final land development plan.

3. The Planning Commission considered approval of waivers to the filing of a preliminary plan and more than once access from a public street, along with the submittal of a final land development plan submitted by BL Companies on behalf of Galbraith Properties, LLC to construct 22 townhouses and a 2,500 sq. ft. clubhouse on lot #4 of the former AIC site.

The proposed plan is for the construction of gated community to include 22 auto-condos and a clubhouse. Two entrances to this community will be off “C” Street. An NPDES permit modification has been filed with DEP. Stormwater from this site is proposed to be directed to existing and new storm water infrastructure.

Renee Rhan voiced concern regarding parking and the location of a dumpster. Mark Malarich referred to the master plan submitted for the entire AIC parcel, which allowed for overflow parking throughout the development. As for the dumpster, each

resident will be responsible for participating in the Borough's trash bag program; no public dumpster will be located on the site.

Tim Tilton inquired as to the height of each unit. Mr. Galbraith stated that this is a design / build development in that residents will have the option to choose between a one, two or three story unit. These units could provide for single level or even double level car parking with residential living areas on the second or third floors.

Mr. Galbraith further stated that each unit will be under ownership and no rentals or Airbnb's will be permitted. A homeowners association will be formed and be responsible for the maintenance of the property and clubhouse.

4. The Planning Commission started review of the Comprehensive Plan.

Tim Tilton and Justin Smith voiced concern over the "official borough map" statement. There is some confusion as to if there is an official map or not. Further research on this matter is needed.

Renee Rhan mentioned several grammatical issues to be corrected. Would like to see some clarification on issues of "age distribution", impact of larger senior population, note the college student population, and would like to see a definition of "burden by" on page seven in the first paragraph.

Mark Heeb of 424 Walnut Street, an active cyclist, presented the commission with ideas to promote bicycle use in the downtown. As in, promote eco-tourism, the Michaux State Forest, the mix of biking/music/and craft beers and continue the cooperation with the Rail to Trail project.

Justin Smith would like to see a better design element or streetscape to connect the different areas of town. For example, instead of having fancy streetlights in only the downtown, continue them into other neighborhoods and/or continue the tree line design throughout the borough. He feels this would connect neighborhoods rather than segregate them.

Julie Vastine suggested a "Google document" be created to allow Commission members to provide their corrections and changes/additions to the document. This would provide for a more timely review and update of this document. The Commission agreed and Julie volunteered to meet with Mike Skelly within the next few days to help set up the document.

5. Other PC or Related Issues:

- The 2018 meeting schedule was discussed and will stand as presented.

- Justin Smith submitted his resignation, effective immediately, as he has relocated outside the borough.

There being no further items on the agenda, the Planning Commission adjourned at approximately 7:15 p.m.

Respectfully submitted,

Mike Skelly
Planning, Zoning & Codes Manager