

BOROUGH OF CARLISLE PLANNING COMMISSION

Meeting Minutes – December 21, 2017

Members in Attendance: Timothy Tilton, Nichole Purcell, Renee Rhan, and John Shugars

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 October 26, 2017, meeting with the addition of N. Purcell as Member in Attendance.
2. The Planning Commission considered approval of a waiver to the requirement of filing a preliminary land development plan while considering approval of a Final Subdivision Plan submitted by DABD Ltd. Partnership, Inc. for properties located at the northeast corner of "G" Street and N. West Street, consisting of three parcels totaling 4.36 acres located in the R-2 Medium Density Residential Zoning District, subject to staff conditions.

Conclusion: The Planning Commission, upon motion by Nichole Purcell and second by Renee Rhan, unanimously approved the waiver of the Preliminary Plan submittal requirement and the Final Subdivision plan for DABD Ltd. Partnership, prepared by FSA Inc., dated October 27, 2017, subject to staff conditions.

3. The Planning Commission considered waivers to the filing of a preliminary plan providing sidewalks for new streets/access drive and design of an access drive or local road with a minimum length of vertical curve, while also considering approval of a Final Subdivision Plan submitted by Dawood Engineers, Inc. on behalf of Carlisle United Methodist Church for the construction of a church, parking and related facilities located on the east side of S. Spring Garden Street across from Baltimore Street.

This project consists of a 72,690 ft² church with ancillary classrooms, daycare, and banquet and meeting facilities situated on 24.7 acres, of which the majority of land is located within South Middleton Township. The westerly portion of the project is located within the Borough of Carlisle.

The Commission and staff expressed concern with the installation of the access road. Due to the grade of the property, the entranceway to the church will be on an approximate 2% to 5%. The applicant does not want to excavate to lower this grade due to cost of rock excavation and blasting. The applicant suggested the installation of a stop sign at the crest of the hill.

Conclusion: The Planning Commission, upon motion by Nichole Purcell and second by John Shugars, unanimously approved the wavier to the Preliminary Plan submittal requirement and the Final Land Development plan submitted by Dawood Engineering, Inc. for the Carlisle United Methodist Church, dated December 6, 2017, subject to staff conditions listed on the PBS reported as amended.

4. The Planning Commission considered a request for a map and text Zoning Ordinance Amendment for several properties north and west of the 500 block of W. Louther Street and Reed Street, located in the R-2 Medium Density Residential Zoning District and the UM Urban Mixed Use Zoning District to INS Institutional Zoning District, as well as a text change for a new term entitled "College Residential Housing" into the range of permitted and special exception uses.

Ken Shultes, of Dickinson College, stated that the college owns a large portion of this area, which is surrounded by the INS district. The text change would allow up to six students per property and one parking spaces per every 2.5 students.

The Planning Commission, upon motion by R. Rhan and second by N. Purcell, unanimously approved the proposed Zoning Ordinance amendment, submitted by Dickinson College, for map and text changes for several properties along the 500 block of W. Louther Street and Street, from R-2 Medium Density Residential and UW Urban Mixed Use to INS Institutional, subject to conditions listed on staff's PBS report.

There being no further items on the agenda, the Planning Commission adjourned at approximately 6:10 p.m.

Mike Skelly
Planning/Zoning/Codes Manager