

***BOROUGH OF CARLISLE
PLANNING COMMISSION***

Meeting Minutes - August 24, 2017

Members in Attendance: Timothy Tilton, Justin Smith, Renee Rohan, John Shugars, Julie Vastine 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. Michael Skelly introduced himself as the new Planning/Zoning/Codes Manager for the Borough and gave a brief summary of his professional background.
2. The Planning Commission unanimously recommended approval of the minutes of the June 22, 2017 meeting.
3. The Planning Commission considered a final land development plan submitted by Snyder, Secary and Associates on behalf of Penn Holding Group, LLC for tax parcel # 50-08-0581-015 at the eastern corner of Logistics Drive and Allen Road (I-C Industrial Commercial District).

The purpose of the plan is to construct a diesel fueling station within the confines of an existing 2.88-acre parcel housing a combined Burger King Restaurant and Sunoco Convenience store with and a 16-pump gasoline fueling station. Brandon Harner of Snyder, Secary and Associates explained that the owner of the parcel sees a need for the diesel pumps due to the continued construction of warehousing in the area and use of the facility by truckers. Access to the sight will not change (A right in/right out driveway provides access for northbound traffic on Allen Road with a full access driveway providing access to Logistics Drive).

Mr. Harner indicated that the Owner is agreeable to the conditions identified by Borough staff. The Planning Commission members asked about the internal flow of truck traffic in the site to access the fueling pumps. The Commission expressed concern about the need for U or K turns by trucks accessing the site from Logistics Drive and requested the Owner consider a counterclockwise movement of truck traffic in the site and keeping the Do Not Enter signs on the northwest side of the proposed diesel pumps. Mr. Harner indicated that he Owner would agree to this change.

Conclusion: The Planning Commission, upon motion by Justin Smith and second by Christian Muniz unanimously recommended granting a waiver with respect to the filing of a separate Preliminary Plan. The Planning Commission, upon motion by John Shugars and second by Julie Vastine recommended on a vote of 5 to 1, with Justin Smith voting no, recommending approval of the final land development plan with the conditions identified by Borough staff and the change to counterclockwise truck movement within the site.

4. The Planning Commission considered the position of Vice Chairman. Renee Rahm nominated John Shugars for the position with a second by Christian Muniz. The Commission unanimously approved John Shugars as Vice Chairman.

There being no further items on the agenda, the Planning Commission adjourned at approximately 5:55 p.m.

Respectfully submitted,

Mark Malarich
Public Works Director