

**BOROUGH OF CARLISLE
PLANNING COMMISSION**

Meeting Minutes - July 23, 2015

Members in Attendance: Tim Tilton, Justin Smith, Ed Bidelspach, Nicole Purcell, John Shugars, Renee Khan, and Christian Muniz.

Borough Officials in Attendance: Mark Malarich, Public Works Director, and Bruce Koziar, 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, with the correction of the time the meeting was called to order. The time in the minutes was 5:00 p.m. and should have been 5:30 p.m.
2. The Planning Commission considered recommending approval of a waiver from the Land Development requirements as presented in the Borough of Carlisle Code, Chapter 226, Subdivision and Land Development on behalf of Central Pennsylvania Youth Ballet (CPYB). This request is in accordance with Chapter 226, Article III, Administration and Enforcement, Paragraph 226-14, Modification of Requirements.

Steve Fulton, Director of Engineering for R. S. Mowery and Sons, stated that the CPYB proposes to construct a 4,100 square foot addition to the rear of the existing building. Mr. Fulton explained that the addition will not increase the impervious area as it will be constructed where paving currently exists. There will not be an increase to the runoff and the plan meets all Zoning Ordinance requirements.

This addition will house new dance studios to provide services for CPYB's 588 students that attend their programs.

Mr. Tilton asked if there will be an increase in the water/sewer usage. Mr. Malarich that staff has requested the applicant quantify the usage and submit it to the Borough. Once those numbers are received it may result in a usage increase fee.

Conclusion: The Planning Commission, upon motion by Renee Khan and second by Nicole Purcell, voted 6 to 0, with Ed Bidelspach recusing himself, to approve the waiver to submit a land development plan for this project.

3. The Planning Commission considered recommending approval of a Final Subdivision Plan submitted by Snyder, Secary & Associates on behalf of Douglas and Wanda Shaffer, at the northwest corner of the intersection of Allen Road and I-81 (I-C Industrial Commercial District), subject to conditions. The Planning Commission may also recommend approval of a waiver to the requirement to submit a preliminary subdivision plan.

Mr. Secary, representing the applicant, explained that the plan is a two lot subdivision plan, one tract being to the north of the Ritner Highway and one to the south of the Ritner Highway. The parcel to the south consists of three parcels. This plan will combine the three parcels in to one lot, Lot #2, which would then be conveyed to Goodman Birtcher.

Justin Smith expressed concern regarding the discrepancy of the South Middleton Township and Borough boundary line. Charlie Courtney, representing the applicant, stated that in recent meeting held in South Middleton Township, township officials expressed the same concern. Mr. Courtney believes the township will be contacting Borough officials to discuss this matter in the very near future.

Conclusion: The Planning Commission, upon motion by Christian Muniz and second by Nicole Purcell, unanimously recommended approval of the waiver to submit a preliminary subdivision plan and approved the final subdivision plan.

There being no further items on the agenda, the Planning Commission adjourned at approximately 5:50 p.m.

Respectfully submitted,



Bruce Koziar
Planning/Zoning/Codes Manager

BK/lh