

**BOROUGH OF CARLISLE  
PLANNING COMMISSION**

Meeting Minutes -July 28, 2016

**Members in Attendance:** Nicole Purcell, Renee Rhan, John Shugars and Tim Tilton

**Borough Officials in Attendance:** Mark Malarich, Public Works Director, 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 of the June 23, 2016 meeting.
2. The Planning Commission considered approval of a final land development plan submitted by FSA, Inc. on behalf of Ken & Priscilla Laws for property located on the west side of Meeting House Heights Road and Armstrong Road (R-1 Low Density Residential District). The Planning Commission also considered a waiver to the submittal of a preliminary land development plan.

Chris Champie of FSA explained that the plan divides an existing tract of land that includes 1.43 acres into three separate tracts. Each tract will be approximately 0.37 acres.

**Conclusion:** The Planning Commission, upon motion by John Shugars and second by Nicole Purcell, unanimously recommended approval, subject to staff conditions, of final subdivision plan and the waiver to submit a preliminary plan.

3. The Planning Commission considered a final land development plan submitted by Dawood Engineers on behalf of Jeffrey Smith for a property at 481 S. Spring Garden Street (R-2 Medium Density Residential District) to subdivide the existing Smith Farm into two tracks. Tract #2 will be conveyed to the United Methodist Church for future land development.

Tom Godfrey of Dawood, stated that the existing 89 acre tract will be subdivided into two parcels. The plan indicates a small portion of land that will be dedicated for the construction of a cul-de-sac that will provide access to these two tracts.

**Conditions:** The Planning Commission, upon motion by Nicole Purcell and second by Renee Rhan, unanimously recommended approval of the final land development plan subject to staff conditions and the approved the waiver of the preliminary plan submittal requirement.

4. The Planning Commission considered approval of a final subdivision and land development plan submitted by CenterPoint Engineering on behalf of Dickinson College for a property located at 448 W. High Street (INS - Institutional Zoning District) subject to conditions. The plan depicts the

consolidation of seven tracts of land into one tract. The Planning Commission also considered a waiver to the preliminary plan submittal requirement.

Chris Bouregard, formerly of CenterPoint Engineering and now of Nutec Engineering, representing Dickinson College, explained that the plan is to consolidate seven tracts of land into one tract to accommodate the construction of a new four-story residential dormitory. The dormitory will house approximately 129 students. The existing project site contains two administrative buildings, Malcolm Hall and two residential guest houses. The existing administration building and one guest house will be demolished.

William Kosco of 52 Conway Street wanted to thank Borough staff and Dickinson College staff for being open and cooperative with residents of this neighborhood. He stated that Dickinson College has always been a good neighbor and hopes this relationship continues. He expressed concern with on-street parking.

Mike Kline of 52 Conway Street stated that he has been a resident of Conway Street for 47 years. He expressed concern with the building being four-stories high, the site lines and increased traffic through this area.

Jeff Benjamin of 435 W. South Street expressed great concern over on-street parking and where the students will park. He submitted a parking calculation sheet indicating available parking in this area.

Ken Shultes of Dickinson College is aware of the parking concerns and stated that Dickinson College has held approximately four meetings with the residents, two of which mostly dealt with the parking concerns. Mr. Shultes said that Dickinson College campus meets the current Borough Ordinances regarding the number of required parking. The college is implementing programs that will require residents to register their vehicles, obtain colored parking stickers to be located on their vehicle and to park in the required designed parking lots. Residents of this proposed dormitory will be instructed to park in the Kline West or Kline South parking lots. The campus security department will be increasing their parking patrol and enforcement in this area.

Renee Rhan asked if accommodations will be made for "move-in" day that would not adversely affect this neighborhood. Mr. Shultes said yes, arrangements will be made to keep "move-in" day traffic away from this area. Mr. Shultes further stated that arrangements will be made for parking during the construction of this building. Contractors will be required to park in other locations and be shuttled to the site.

Lois Van Orden of 40 Conway Street asked for a copy of staff's conditions for this plan. Bruce Koziar provided her with a copy at the end of the meeting.

**Conclusion:** The Planning Commission, upon motion by Renee Rhan and second by Nicole Purcell, unanimously recommended approval of this subdivision/land development plan subject to staff's conditions and with the condition that Dickinson College continue the open lines of communication regarding this project and parking concerns.

There being no further items on the agenda, the Planning Commission adjourned at approximately 6:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bruce".

Bruce Koziar  
Planning/Zoning/Codes Manager

BK/lh