

***BOROUGH OF CARLISLE
PLANNING COMMISSION***

Meeting Minutes – June 23, 2016

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

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 May 26, 2016 meeting.
2. The Planning Commission considered approval of a final land development plan submitted by FSA, Inc. for Broad Reach Retail & Chic-Fil-A (C-2 Shopping Center/Mixed Use zoning district).

Justin Doty of Fredrick, Seibert & Associates, representing the applicant explained that the plan includes repurposing of the former Tractor Supply building into a retail center with four retail spaces and the construction of a new stand alone 4,874 square foot Chic-Fil-A.

Renee Rhan asked if a traffic study was performed for this project? Staff stated that a traffic study is not required per the ordinance.

Justin Smith expressed concern with the dumpster location. Bruce Koziar stated that the dumpster is not located within a sight distance triangle, therefore does not pose a problem.

Tim Tilton asked if the dumpster enclosure has doors to open/close when emptying the dumpsters? Mr. Martinez, General Manager, Chic-Fil-A explained that the dumpster facilities are construct of cement block with brick on the exterior, including four-panel doors made of recycled, durable plastic, and will be completely screened.

Justin Smith asked if the fencing surrounding the former TSC will remain or be removed. Mr. Doty stated that the fencing will be removed to allow for traffic to flow around the rear and sides of the existing building.

Conclusion: The Planning Commission, upon motion by Justin Smith and second by Renee Rhan, unanimously recommended approval, subject to staff conditions, of final subdivision plan.

There being no further items on the agenda, the Planning Commission adjourned at approximately 5:45 p.m.

Respectfully submitted,

Bruce Koziar
Planning/Zoning/Codes Manager

BK/lh