

***BOROUGH OF CARLISLE  
PLANNING COMMISSION***

Meeting Minutes – September 24, 2015

**Members in Attendance:** Tim Tilton, Ed Bidelspach, Christian Nuniz, John Shugars, Justin Smith and Renee Rhan.

**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 of the August 27, 2015 meeting.
2. The Planning Commission considered recommending approval of a Final Land Development Plan submitted by Frederick Seibert & Associates on behalf of Daniel Barney of 223 Taunton Drive (R-2 Medium Density Residential Zoning District). The Commission may also recommend approval of a waiver for the submission of a preliminary subdivision plan.

Mr. Barney would like to purchase .039 acres of land from Dickinson College to add to his existing property located at 223 Taunton Drive. This addition would increase his property to a total of .509 acres. There is no proposed construction for this new area.

**Conclusion:** The Planning Commission, upon motion by Ed Bidelspach and second by John Shugars, unanimously recommended approval of the waiver to the submittal of a subdivision plan and approved the final subdivision plan request.

3. The Planning Commission considered a Final Subdivision/Land Development plan submitted by Snyder, Secary & Associates on behalf of Goodman North American Partnership Holdings, LLC, for a property located at the northwest corner of the intersection of Allen Road and I-81 (I-C Industrial Commercial District), subject to conditions. The Commission may also recommend approval to granting a waiver from Section 217-14A(1) of the Borough Code.

Ron Secary explained that there are two retention basins proposed for this development. An analysis of these basins has determined that the infiltration and introduction of stormwater into this area would greatly increase the chance of sink

holes developing due to the sinkhole prone karst topography. Hence the waiver request. This request is supported by DEP, South Middleton Township and Dickinson Township.

Mr. Secary then gave a brief overview of the final subdivision/land development plan. He explained that the applicant took the previous comments from the Planning Commission regarding the landscaping into consideration and is now proposing the planting of approximately 1,500 trees mostly along Allen Road and the Ritner Highway.

Mr. Tilton asked if an automatic watering system would be installed for these plantings. Mr. Secary answered, no. However; there is a note on the plan that requires the replacement of any trees that die.

Renee Rhan expressed concern with the amount of topsoil to be used in the construction of the berms. Mr. Secary stated that the berms will be constructed using topsoil and 9 inches of topsoil will be placed in the other landscaping areas. All topsoil will be of high quality grade.

Justin Smith expressed great concern with the existing boundary dispute between South Middleton and the Borough of Carlisle and feels this should be solved as soon as possible. Mr. Charlie Courtney, Esquire, representing the applicant explained that many meetings have been held regarding this issue and the solution agreed upon by the applicant is that they will pay taxes to both municipalities for that area of land and a note has been placed on the plan indicating this agreement. This payment will carry over with this property to any new owner's in the future.

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

Respectfully submitted,

  
Bruce Koziar  
Planning/Zoning/Codes Manager

BK/lh