

**Carlisle Borough  
Planning Commission Minutes  
July 26, 2018 at 5:30 pm**

**Members in Attendance:** Timothy Tilton, Chair, Morgan Dux, Renee Rhan, John Shugars, Julie Vastine.

Borough Officials in Attendance: Mike Skelly, Mark Malarich, Sean Crampsie.

The meeting was called to order at 5:30 p.m.

1. **Past Meeting Minutes** - Review and approve 6/28/18 Minutes.

"That the Carlisle Borough Planning Commission approve the June 28, 2018 minutes as presented.
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<b>Motion by:</b> M. Dux
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<b>Seconded by:</b> J. Shugars
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2. **Public Comment** – There was none.

3. **Land Development / Subdivision Applications:**

- A. T. Tilton and Skelly provided information regarding Taco Bell Prelim. Land Development Plan to demolish existing building, and replace with a 2,753 ft<sup>2</sup> restaurant. Site is located on the NE corner of E. High St. & Spring Garden St. Other improvements include a wider drive-through lane, more landscaping, and a stormwater trench. The lot has an area of 0.88 acres, and is zoned C3 – General Commercial. The applicant seeks a waiver for preparing a traffic impact study.

Skelly said consultant was from New Jersey and was not in attendance. J. Vastine asked if there was any study / concerns regarding potential sinkholes due to proposed stormwater trench. M. Malarich said that a geological investigation was not submitted, but proposed facility was rather minor in terms of impact. R. Rhan asked about the waiver of the Traffic Impact Study. Skelly and Malarich responded that they believed that while this area is somewhat congested, the proposal will not generate a lot of new trips, and based on what they are proposing there is not a lot of options as to how to improve current road conditions. The local light signals are adaptive and do adjust to local conditions.

"That Carlisle Borough Planning Commission <i>approve</i> the Taco Bell Preliminary submission, as well as the waiver for the traffic impact study previously described, subject to staff recommendations."
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<b>Motion by:</b> R. Rhan
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<b>Seconded by:</b> J. Shugars
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- B. Scott DeBell, Site Design Concepts, Inc. made a brief presentation about the changes to the At Home warehouse proposal. Less than 1% of new imperious was being proposed for new truck laneway, and guardhouse, and no other changes to site. There will be 2 lanes in and 2 lanes out. Site is located at 6 Logistics Dr. Applicant has requested a complete waiver of having to submit a Land Development Plan. Applicant proposes to

modify eastern access drive by widening the truck lanes (adding two) and replacing a small guardhouse. No changes are proposed for access intersection. The lot has an area of 42 acres, is zoned I2 – Light Industrial, and currently contains an 802,958 ft<sup>2</sup> warehouse. The proposal will result in a minor increase to the lot's total impervious (building and paving) coverage. The I2 Zone allows a maximum of 75%. The existing site conditions are at 74.1%. *The proposal of 15,480 ft<sup>2</sup> of paving and building will represent 74.9% coverage.* No stormwater improvements are proposed as the original design and engineering for this lot included a full build-out scenario.

"That Carlisle Borough Planning Commission *approve* the At Home warehouse waiver for a land development plan previously described, subject to staff recommendations."

**Motion by:** M. Dux

**Seconded by:** J. Shugars

**4. Comprehensive Plan or Zoning Items:**

Skelly said that senior management / Council has not tentatively scheduled a public hearing date for formal consideration and approval of Comp. Plan. T. Tilton asked if it would be recirculated to the PC for review? Skelly said yes.

**5. Other PC or Related Business:**

M. Dux asked about a meeting she heard about a possible rezoning for the downtown? Skelly said he made a presentation to Downtown Carlisle Assoc., on 7/24, about the proposed review / update of the C1 – Central Business District amendments, which staff was directed to do before September. Nothing has been officially recommended, but Skelly hopes that local business / property owners may start to take an interest, and potentially support effort once it's made known, which was the purpose of the meeting.

As there were no further items on the Agenda, the Planning Commission adjourned at approximately 6:00 p.m.

Respectfully submitted,

Mike Skelly  
Planning/Zoning/Codes Manager