

**Carlisle Borough Planning Commission
Meeting Minutes - December 27, 2018**

Members in Attendance: Timothy Tilton, John Shugars, Christian Muniz, Julie Vastine, Morgan Dux, and Renee Rhan

Borough Officials in Attendance: Michael Skelly, Planning/Zoning/Codes Manager and Mark Malarich, Public Works Director.

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 October 25, 2018 meeting.
2. The Planning Commission considered a final land development plan submitted by YMCA, located on the SW corner of Walnut and Arch Streets, to demolish the existing building and replace it with a slightly larger 60,830 ft² community center. Other improvements include additional parking, stormwater management facilities and a new access onto Walnut Street.

Doug Brehm of Brehm Lebo Engineering, representing the YMCA, said that a feasibility study was conducted to determine the need for this development. The plan will expand the current 35,000 ft² footprint to a new 40,000 ft² footprint. The redevelopment of this parcel will include a building expansion to the north of the existing building, 46 additional on-site parking spaces and upgrading of all existing interior plumbing, HVAC, electrical utilities. A variance was received from the Zoning Hearing Board to allow parking on the south side of the parcel to be 15 to 17 feet from the property line.

Marsha Drozdowski, Director of the YMCA, stated that they hope to begin this project in the 2019 and finish the first phase in early 2020. Phase two is planned to start shortly thereafter and be complete in 2021. The YMCA will stay open during the construction project.

Mr. Muniz welcomed the project, but expressed concerns with pedestrian and vehicular safety. He asked if additional signage could be installed and if the Borough would install signage, lighting, or possibly installing a four-way stop intersection in this area to provide for traffic calming.

Doug Brehm stated that he talked to Borough staff regarding this issue. As Borough staff stated, a traffic study would need to be performed to determine if certain criteria are met to warrant the installation of a stop sign, etc. in this area. Mr. Brehm and Borough staff suggested that a traffic study would be more beneficial to be performed after the completion of this project. Brehm further stated that he has worked with the YMCA on this issue and the YMCA is open to placing additional signage on site. For example, adding "pedestrian crossing" caution signs to Stop sign poles at all entrances to the property.

Doug Brehm asked the Planning Commission to recommend approval of the request to waive the dedication fee in lieu of parkland. He and the YMCA feel they provide a great service

and many beneficial programs to the community. The Planning Commission that they have always stood strong on the recreation fee or land dedication, noting that they have denied similar requests for churches and schools.

Conclusion: The Planning Commission, upon motion by Christian Muniz and second by Morgan Dux, unanimously recommended that the Planning Commission transmit to the Borough Council a recommendation for 1) a waiver of the preliminary land development plan submission requirement; 2) a postponement for a waiver to implement volume controls for the 2-year, 24-hour post development precipitation event; 3) a postponement of the final land development plan subject to staff recommendations; and finally, 4) a denial for the waiver of the dedication/fee in lieu of parkland.

3. The Planning Commission considered a final subdivision plan submitted by Hanover Commons / TYCO for a property located at the SE corner of Hamilton and Clay Streets, to consolidate two lots into one. No other improvements are proposed. The lot is zoned UM - Urban Mixed-use.

This property currently contains an empty 65,618 ft² building on 3.01 acres. The plant operations ended in 2009. The applicant plans to demolish the existing building and consolidate the TYCO lot with two adjacent lots located in North Middleton Township to create one lot consisting of 4.21 acres. Renee Rhan expressed concern with a large part of this tract being located in North Middleton Township. Borough staff stated that they have met with NMT regarding water and sewer utilities, the need for an HOP and the shared cost to improve the intersection

Conclusion: The Planning Commission, upon motion by John Shugars and second by Christian Muniz, unanimously voted to transmit to Borough Council a recommendation for a waiver of the preliminary subdivision plan submission requirement while also considering approval of a final land subdivision plan submitted by FSA Associates, Inc. on behalf of Real Estate Collaborative, LLC for the properties located at the southeast corner of Hamilton Street and Clay Street located in the UM - Urban Mixed Use zoning district, subject to staff recommendations.

There being no further items on the agenda, the Planning Commission adjourned at approximately 6:30 p.m.

Respectfully submitted,

Mike Skelly
Planning/Zoning/Codes Manager