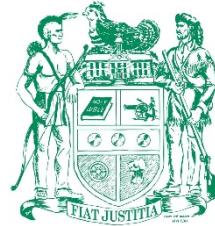


Borough of Carlisle
53 W. South Street
Carlisle, PA 17013
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**BOROUGH OF CARLISLE
COUNCIL MEETING MINUTES
June 10, 2021**

This meeting was held in person and via Zoom due to the restrictions of social distancing put in place due to Covid-19.

Following the adjournment of a public hearing, Mayor Scott called the Council Meeting to order at 8:33 p.m.

Council members present: Councilors Crampsie, Fulham-Winston, Hicks, Landis, Stuby, Deputy Mayor Shultz and Mayor Scott. Also present were: Borough Manager Armstrong, Assistant Borough Manager Snyder, Police Chief Landis, Water Resource Director Malarich, Interim Zoning Officer Farrell, Parks & Recreation Director Crouse, Fire Chief Doyle, Human Resource/Risk Management Manager Berrier, Public Information Coordinator Taylor, Solicitor Brenneman, and Borough Secretary Stone.

OPPORTUNITY FOR CITIZENS AND VISITORS TO BE HEARD

Mr. Glenn White, DCA Executive Director thanked Borough Management and staff for helping the DCA achieve the largest Ford parade in June. He is hoping to rebound with post COVID prosperity with the upcoming events and is looking forward to getting back to normal.

CONSENT AGENDA

Deputy Mayor Shultz made a motion, seconded by Councilor Hicks to approve the Consent Agenda. Council unanimously voted (7-0) to approve the Consent Agenda, which consisted of the following items:

A. Minutes:

*Public Hearing SALDO 05/13/2021
Council Meeting 05/13/2021*

B. Approval of Bills and Investment Transactions:

Expenditures as of May 31, 2021

General Fund	\$ 552,021
Water Fund	\$ 159,401
Sewer Fund	\$ 265,321
Stormwater Fund	\$ 61,685
Solid Waste Fund	\$ 113,102
Capital Projects Fund	\$ 169,383
Parking Fund	\$ 15,031

C. HARB:

The HARB received approval for the following items:

1. A request by David Penwright for a Certificate of Appropriateness for 138 East Louther Street to:
 - a. Remove and replace one window on the front of the home first floor. The current window will be replaced with an Anderson series 400 window with simulated divided light grid.
2. A request by James Griffith for a Certificate of Appropriateness at 9-11 East High Street to:
 - a. Remove 8" overhang on rear of building to accommodate previously approved awning installation.
3. A request by John and Kristin Baker for a Certificate of Appropriateness at 46 West High Street to:
 - a. Install a wall mounted 36" x 36" wooden sign for the "Vegetable Hunter" onto the front of the building.
 - b. Install two circular window graphics measuring less than 36" diameter on each front window.

D. Parks & Recreation:

1. Borough Council accepted a donation in the amount of \$1,000.00 from Carlisle Construction Materials, LLC for the Youth Basketball Camp held July 12-16, 2021. The donation provides a free camp for boys and girls to learn the fundamentals of basketball.
2. Borough Council accepted a donation in the amount of \$500.00 from Benefit Connections, Inc. for the purchase of sand for the volleyball courts at Biddle Mission Park.

REGULAR AGENDA

TABLED, CONTINUED, AND RECURRING ITEMS

None

REPORTS FROM ELECTED OFFICIALS

A. Mayor's Report:

REPORTS FROM COMMITTEES

A. Budget and Finance

1. Borough Council voted 7-0 to approve a \$22,435,000 (Twenty-Two Million Four Hundred Thirty-Five Thousand) bond series issue with Robert W. Baird & Company for the purposes of funding projects in the approved 5 year Capital Improvement Plan and refinancing certain outstanding variable rate bank notes. (Shultz/Crampsie)
2. Borough Council by a roll call vote of 7-0, adopted an ordinance authorizing and directing the issuance of the 2021 series bonds in the principal amount not to exceed \$22,435,000 (Twenty-Two Million Four Hundred Thirty-Five Thousand). (Shultz/Crampsie)

B. Community Planning and Smart Growth:

1. Borough Council by a roll call vote of 7-0, adopted a Zoning Ordinance Map Amendment that will convert Tax Parcel ID 04-21-0320-066, former Grace United Methodist Church, 45 S. West St., from R4 – Town Residential to C1 – Central Business District. (Crampsie/Shultz)
2. Borough Council voted 7-0 to grant a one-year time extension to satisfy conditions of plan approval and record the plan for the Final Land Development Plan for Wolf & Tiger, LLC for the property at 1625 Ritner Highway. (Crampsie/Shultz)

NEW BUSINESS

No new business was heard

REPORTS FROM COUNCIL MEMBERS & STAFF

Councilor Landis expressed her gratitude to all those involved in the award received for the All America City.

Councilor Fulham-Winston note the Memorial Day Ceremony at Memorial Park was moving and beautiful. She was appreciative of all those involved. Councilor Fulham-Winston remarked that she is disheartened to see that our local representative is once again taking a very strange path and asking teachers to lie about the history of the United States in our school rather than telling the truth about how the American experiment has come forward.

Councilor Crampsie congratulated everyone who worked on the All America City award and that is an amazing honor for the Borough. He is hopeful that the good news will continue and to encouraged residents to keep frequenting the downtown and our businesses.

Deputy Mayor Shultz remembered a special day on June 10, 2019 when Susan Armstrong was appointed as the Borough Manager. He recalled there were already challenges when she took the position and then nine months later we were faced with a pandemic, along with race relations across the country that affected us on a smaller scale. Deputy Mayor Shultz remarked that Borough Manager Armstrong navigated these past two years with an incredible amount of poise and the he can't imagine another person in that seat over these past years. He expressed his gratitude and thanked her for taking the Borough through a very difficult time.

Councilor Stuby expressed his thanks to all who help achieve the All America City Award. He noted the Truth and Reconciliation Commission has met and scheduled several meetings over the upcoming month. They will then propose their mission statement and bylaws to Council. He noted there will be a series of public outreach meetings regarding the traffic calming measures being discussed for Bedford and East Street. Councilor Stuby encouraged the public to attend the meetings and complete the survey on the Borough's website and watch for meeting dates for that initiative.

Councilor Hicks told of a coordinated event planned by DCA and Sadler Health Clinic for June 23 through June 27 to administer Johnson and Johnson Covid shots to anyone wanting the shot. He noted recipients of the shot will receive a five dollar love bucks to spend in the downtown. Councilor Hicks thanked Sadler for their support of this event and Michelle Crowley for the suggestion to also encourage those who are vaccinated to attend and win prizes.

Borough Manager Armstrong thanked Council for giving her the honor two years ago to serve this fine community in the capacity of Manager. She noted it was a dream of hers and that she feels truly blessed to work for this community and to work under the leadership and guidance of Council. Manager

Armstrong commented that she is surrounded by wonderful, talented staff and it has been an interesting two years, but she could not have done it alone, it took a community. She remarked that the Community Pool is now open and encouraged residents to take advantage of the pool during the summer season.

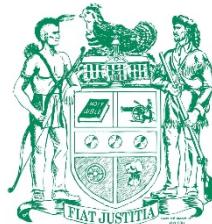
ADJOURNMENT

There being no further business or public comment, the meeting adjourned at 8:52 p.m.

Timothy A. Scott
Mayor

Joyce E. Stone
Borough Secretary

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**BOROUGH OF CARLISLE
PUBLIC HEARING MINUTES**
June 10, 2021

Mayor Scott called the Public Hearing to order at 7:00 p.m. Councilor Hicks led moment of silence and the pledge to allegiance..

Council members present: Councilors Crampsie, Fulham-Winston, Hicks, Landis, Stuby, Deputy Mayor Shultz and Mayor Scott. Also present were: Borough Manager Armstrong, Assistant Borough Manager Snyder, Police Chief Landis, Water Resource Director Malarich, Interim Zoning Officer Farrell, Parks & Recreation Director Crouse, Fire Chief Doyle, Human Resource/Risk Management Manager Berrier, Public Information Coordinator Taylor, Solicitor Brenneman, and Borough Secretary Stone.

Deputy Mayor Shultz recognized the efforts of all those who participated in preparing the presentation for the National Civic League' award. He reported that the Borough was successful and received the All America City award. This year's submission focus was on civic engagement, collaboration, inclusiveness and innovation to successfully address local issues. Deputy Mayor Shultz acknowledged the success of the award was due to great community and incredible efforts of those that contributed to the preparation of the presentation. He thank everyone for their efforts in helping Carlisle become an "All America City".

Councilor Landis recognized TaWanda Stallworth for her eloquent words in the presentation that told the story of Lincoln Cemetery and of how her great-grandmother, Fleta Mae Jordan, petitioned the court to save the one head stone that remains in the Lincoln Cemetery to this day.

PUBLIC HEARING: Grace United Methodist Map Amendment Ordinance

Attorney Hubert Gilroy, Martson Law Offices, 10 East High Street, Carlisle, Pennsylvania noted he is the attorney for the applicant 3T who is requesting a rezoning of the Grace United Methodist Church at 43-45 South West Street. He introduce Jeff Barnes, the building committee chair for the church.

Jeff Barnes, 14 East Harmon Drive, Carlisle, Pennsylvania, noted he oversees the building of the new church and the sale of the old church building. He spoke of the Church's decision to build a new church in 2015 and sell the building on South West Street. He explained that the Church purposely chose not to use a commercial realtor to keep buyers outside of the local community from purchasing the building. Through word of mouth they began reaching out for a buyer and felt it was in the best interest of the community and neighborhood as well as preserving the historic integrity of the building to begin discussions with Ken Tuckey of 3T. Mr. Barnes explained that in order for 3T to repurpose the Church a zoning change is required. He remarked that the Grace UM Church is a seven day a week church that has over 500 persons collectively during the three Sunday morning services. The Church also has a daycare and preschool of over 100 children and 30 staff that operated five days per week. Mr. Barnes noted the church has hosted many groups over the years with an average of over 100 people in the church every

day. He explained the church looked at this project with Ken Tuckey's integrity and experience and his love for this community as a win for both the Borough and neighborhood.

Mr. Gilroy noted that Ken Tuckey met with Borough staff and discussed the possible rezoning of C1 and then moved forward with filing a rezoning application. He remarked that a presentation was provided to Council with respect to three of Mr. Tuckey's prior projects. Mr. Tuckey met with the Borough Planning Commission and the Cumberland County Planning Commission and received approval for the applications. A neighborhood meeting was held at the church to address concerns from the residents. Mr. Gilroy made known that the Tuckey team is unsure of what will be installed in the existing building but would like flexibility in the development and the C1 Zone gives that flexibility, as they want to preserve the historic nature of the sanctuary.

Mr. Ken Tuckey, Carlisle Pennsylvania, spoke of his past projects as benchmarks but with the understanding that each project and property is unique. He noted his past projects have been mixed-use projects, combining high quality living space with retail, restaurant, office professional services, educational services and common space. Mr. Tuckey stated tenants are typically local professionals as they believe business is best built on relationships with people who understand and are personally involved in the community. He noted this a challenge of breathing new life into this historical building and they appreciate not only its history but also the process of reimagining its future.

Carol Ann Johnston, 154 West Pomfret Street, Carlisle, Pennsylvania, noted that she has live across from church parking lot for 31 years. She provided reasons why she feels the zoning of the church should not be changed from R4 to C1.

- The intent of C1 Zoning is to provide a wide variety of commercial uses in the downtown. This Methodist Church building is not downtown and is presently appropriately zoned R4.
- The intent of R4 zoning is to avoid development that is too dense or that would aggravate parking shortages.
- No real argument heard for rezoning other than Mr. Gilroy's claim that Mr. Tuckey might not otherwise be interested in the property if not rezoned.
- Mr. Tuckey has not shared his plans for commercializing the church space.
- Once the zoning has changed, Mr. Tuckey in effect will have carte blanche to put whatever kind of commercial operation in place, from a hotel to a fast food restaurant to a convenience store.
- Any commercial operation would disrupt the neighborhood already overrun with parking and traffic.
- More than one developer should have the opportunity to submit a bid and proposal.
- The city owes it to its residents to explore other opportunities openly and out of state to justify offering the site to Mr. Tuckey.
- Traffic concerns for children walking to school, creates a shortage of parking.
- Concern for increase parking intrusion at Bosler library
- Commercial traffic may deter new buyers from purchasing in the historic district because they must follow HARB renovation rules that can be more costly.

Melinda Schlitt, 263 Walnut Street, Carlisle, Pennsylvania, commented that if the rezoning is approved to C1, it would fundamentally and permanently change the zoning map. She noted the rezoning of this residential property to a central business district property would allow flexibility for the developer once purchased. Ms. Schlitt spoke of an email in which Attorney Gilroy stated there is no specific use being proposed at this time that requires a decision by Borough Council and that the C1 would provide a new

owner with some increased flexibility. She remarked that Mr. Tuckey is a longstanding and well respected developer and builder. The quality of his work is not in question but he is in business to turn a profit. She expressed concern of the reluctance of Mr. Tuckey to share even preliminary ideas that warrant a major zoning change with the residence who will be most impacted on a daily basis. Ms. Schlitt spoke of Mr. Gilroy's email remarks where he suggested that a zoning change is a mandatory prerequisite to 3T purchasing and redeveloping the property. She is concerned that if rezoned that anything listed under Article IX §255:60-62 could potentially exist on that property in the future. Ms. Schlitt noted an example would be if 3T and Mr. Tuckey were to resell the property, restaurants, retail stores or a tavern would be permitted. This rezoning could set a precedent for other churches in the Borough to be similarly rezoned and could affect property values of resident by the commercial entity that was established. She expressed concern of the language in the May 25, 2021 proposed map amendment summary that stated the law does not tie a developer to a particular plan at this stage, concepts could change after a map amendment and even the developer could change. Ms. Schlitt recommended to "maintain the current R4 zone and a variance for the part of the building that might potentially serve as office space or another small commercial entity and thus avoid potential uses in the future that are incompatible with the residential identity of this neighborhood or when the property were to be sold".

Ms. Alyssa DeBlasio, 170 West Pomfret Street, Carlisle, Pennsylvania asked Council to consider three issues that have nothing to do with Mr. Tuckey or his integrity. The first was vision, she asked that Council consider that the stated purpose of zoning in code 255-2C1 is to protect residents and the community. The second was renewal, Ms. DeBlasio commented on the Borough's 2019 Comprehensive Plan that spoke of focusing efforts on existing commercial districts and not expanding the C1 district. She referred to a study cited in the 2019 comprehensive plan that recommends a smaller central business district and more stringent regulations of first floor uses. The third was vision, Ms. DeBlasio asked if the Borough has considered what might happen if and when other church properties come up for sale in the future and has council discussed a community-wide vision for this inevitability. She recommended that council not be hasty and asked for a study like other cities to discuss what to do with these community buildings when they no longer serve a social function. Ms. DeBlasio remarked that the historical downtown is critical, especially Pomfret Street. She noted that we have to be proud of our downtown and the historic town, a town that we also have to protect by making rezoning decisions that keep in mind what brings people to stroll around the downtown.

Sherwood McGinnis, 148 West Pomfret Street, Carlisle, Pennsylvania noted he came to Carlisle in 2008 and has lived on Pomfret Street for the last twelve years. He noted he has seen an increase in traffic and that it seems we are losing the residential feel of the neighborhood. Mr. McGinnis asked to ensure residential space remains residential and to not change the zoning.

Mr. Jim Muldoon, 129 West Pomfret Street, Carlisle, Pennsylvania, noted he has lived in Carlisle for two years and loves the neighborhood. He expressed that he disagrees with the zoning change and feels it is a rush to judgement because there is finally an offer for the church to sell. Mr. Muldoon would like the zoning to be clearly vetted, because the decisions that are made today will affect the future. He also spoke of traffic concerns for a growing population of pedestrians over the past two years. Mr. Muldoon asked Council to defer the decision at this point until it is clearly vetted. He noted there has to be a balance in zoning in a historic and commercial district venue, this zoning change would be off kilter.

Mr. Harry Kahn, 48 West Pomfret, Carlisle, Pennsylvania, applauded the research of the citizens that previously spoke. He spoke of the requirement for residents to have a plan for renovations in the historic district and right now there is not a plan that we can see. He would like to see the well intentioned ideas

and give the residents something to work with. Mr. Kahn expressed concern of the traffic and lack of parking brought by the church and asked to take the opportunity to not repeat that. He stated that this should be reviewed and vetted so that it truly serves all members of the community. Mr. Kahn recommended keeping the R4 and providing a variance for one portion of that building and not lose control over what the next owner may do.

Mr. Nathan Smith, works at 71 Ashland Avenue, Carlisle, Pennsylvania but previously lived near the church. He echoed the comments of the other speakers and he would like to see it remain residential. Mr. Smith stated when you live in a community you want to feel a sense of ownership and equity in that community. He remarked that Mr. Tuckey does have stake in the community and did beautiful work on other properties. Mr. Smith expressed his thoughts on how the Borough has improved transparency and communication, but was disappointed that more information was not given to the community about this meeting. He noted that he did not want to see the zoning change and congratulated the Borough on winning the All America City award.

Sharon O'Brian 217 West Pomfret Street, Carlisle, Pennsylvania commented, that she is not necessarily opposed to switching from the R4 to C1 but was disturbed by the thought of what happens in the future if Mr. Tuckey decides to sell and there is not control over the next owner. She noted it could be very exciting to have a multi-use facility with restaurants, shops or offices. Ms. O'Brian was concerned over parking and that there could be change in the future without any input from the community.

Council Fulham-Winston questioned Solicitor Brenneman regarding if the parcel stayed R4 and construction began, could the property owner get a variance for that purpose. Solicitor Brenneman replied that it would be difficult for the owner to receive a variance from the Zoning Hearing Board. Due to the need to show a feature of the property- a topographical feature or some issue that would justify developing it in a different way than what is already in the zoning. Discussion ensued regarding the property owner applying for special exception uses that would require a decision by the Zoning Hearing Board and if the property remains R4 that obtaining a variance for a commercial operation would be possible. Solicitor Brenneman concurred that it would be extremely difficult.

Deputy Mayor Shultz provided a few requirements for a variance that would have to be proven in every case in a variance, and in particular a very high burden for the use variances that were discussed tonight. He confirmed that zoning code states that because of such physical circumstances or condition there is no possibility that the property can be developed in strict conformity with the provision of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Discussion ensued regarding if a variance approval for a particular use follows to the next property owner for only that exact particular use. Councilor Crampsie inquired in a land development process could the zoning revert if the owner of the property changes. Solicitor Brenneman responded that once a zoning change is granted it does not revert and that zoning is available to any future owner. Deputy Mayor Shultz remarked unless the zoning is later revised, which has some risk if you are downzoning a property and not doing a comprehensive rezoning of that area.

Councilor Landis spoke of the rezoning process that took place during the Tire and Wheel development and how it was decided to rezone to mixed-use before there was a developer. She explained that when the developer was found, they spoke of specific uses for the property that have never came to a realization at the property. She noted there is a concern of the developer providing a plan that becomes the expected

use and the developer choosing another plan. Councilor Landis remarked that she does understand a neighborhood and no matter if you live on High or Hanover Street, you're still in a neighborhood and live around other people that you build a community with. She expressed that doesn't diminish the importance of experiences talked about tonight and the things cared about. The accounts provided tonight are very relevant and should be discussed, but noted they do not necessarily justify considering zoning in a different manner. Councilor Landis provided comments from the County Planning Commission review on this rezoning plan with language from the Borough's comprehensive plan such as objectives 3.3 and 4.1. She compared the redevelopment of B Street to the possible change to Pomfret Street, with the traffic concern and that there are measures to put in place for the protection of the residents. Councilor Landis noted tonight is not the end of the discussion and Council did follow all the requirements for this process.

Deputy Mayor Schultz commented on the question previously raised, if this church is rezoned to the C1, will this rezoning occur with other churches in the Borough. He commented that he does not know what other churches may border the C1 and mentioned it is important to understand a concept called spot zoning. Deputy Mayor Shultz explained that the Borough cannot just drop a zone and make an island of a zone in the middle of a parcel where that parcel is surrounded by another zoning district. He provided an example that if this parcel was out in the middle of the R4 and we tried to rezone it as C1, we would be violating the rezoning guidelines and our solicitor would tell us not to do so. He clarified that this parcel abuts the C1 and our options are for it to remain as R4 or accept this application and approve this application to rezone to C1. Deputy Mayor Schultz acknowledged that changes are often unnerving and thinks it's fairly met with skepticism. He noted that over the past several years, Council members have experienced change that comes with substantial redevelopment sites within a block or less of their homes. None of them were members of council when the original plans for those sites were approved, those sites impacting them and their neighborhoods. He noted that we've been in the shoes of all of those that were this meeting.

Deputy Mayor Schultz expressed that change is also a necessary constant and can provide opportunity to revitalize and reuse property and structures to keep them from dilapidation and misuse, as well as provide an environmental benefit. He expressed that this evening we are faced with the choice - the former site of the Grace United Methodist church is going to change, it is not going to be a church any longer. Modern churches aimed at growth demand much greater convenience in parking than the site can deliver. Our choice tonight is binary, we either leave the parcel zoned as R4 or we re-zone it as the only legal abutting district, C1. We must decide whether a re-zone is the correct choice under the particular circumstances of this parcel. Deputy Mayor Shultz commented that we live in a borough that prizes its history and resilience of architecture, especially in our downtown, the best redevelopment here reuses structures in new ways.

Deputy Mayor Shultz told of sitting in the public meeting at the church last week surrounded by the neighbors who will most approximately be affected by either a re-zone or the alternative of doing nothing. He remarked that he scanned the potential uses in the R4 that might be accommodated by that space and there are maybe only a few that could fit: garden apartments, bed and breakfasts, group homes, a small private school or a recreation facility. Deputy Mayor Shultz noted that none of those are particularly conducive to the encouragement of building reuse that our comprehensive plan calls for in the downtown and throughout the Borough. He remarked that they do not make the best of an opportunity for this community. In this neighborhood a rezone to C1 encourages reuse on this corner lot by permitting uses that are literally right around the corner, down the street and right at the backyards of many of the homes along Pomfret Street. Deputy Mayor Shultz stated, "This is

an opportunity to add to a walkable mixed-use neighborhood which has been a public goal of this council and this community for years".

Deputy Mayor Shultz acknowledged that he understands there is concern about the impact of traffic from the uses in the C1 and to keep in mind that there is the history from the church. Every weekday the parents of around 100 children in the daycare were coming and going at peak times along with the thirty daycare staff members. He remarked but that doesn't mean 130 cars at one time. During Sundays, there was an average of a little less than 170 attendees at each of the three services at the church. When we look at the restrictions caused by parking requirements, even in the C1 at worst, it is likely to be only marginally more than before and could potentially be improved. Atop that, the redevelopment of the site will require a traffic study that will allow input and conditions to mitigate additional traffic and parking issues and any apartment use. For instance, among a few other uses in the C1, it would be required to go through a hearing before our Zoning Hearing Board. The Zoning Hearing Board could condition the use on parking, traffic mitigation, and other reasonable conditions that might be appropriate based on the evidence before them once the uses are then known. Deputy Mayor Shultz advised that the notion that there will be no further input from the public after this evening if this is approved is not true. There will be other steps at land development, there will be another step likely if a special exception is requested under the zoning ordinance. He spoke of a comment made regarding the developers intent and advised that he rarely relies on the spoken intent of developers. "We have an applicant before us, 3T investors and Mr. Tuckey, that has a history of being responsive to the community and sensitive to the character of our neighborhoods while consistently delivering first-class redevelopment of sites like this. One only needs to go around the block to the Centenary building, at the southeast corner of Pitt and High Streets to see what Mr. Tuckey accomplished by resurrecting historic architecture from a burnt out skeleton of a building. Actions do speak louder than words and Mr. Tuckey has a history of delivering in Carlisle."

Deputy Mayor Shultz explained that he could have stopped before that paragraph and he still would have voted the same the same way, but the fact that Mr. Tuckey is going out on a limb for us and he is willing to go a little bit further out than I normally would. He expressed that he hears and deeply understands the concerns of the residents in the neighborhood. He will remain attentive and encouraged Council and all the residents to remain engaged in the process for the good of all involved should this application proceed successfully. He believes that under the circumstances facing this property on this lot the rezoning is appropriate and he will vote accordingly.

Councilor Hicks stated that some of this might sound repetitive but he felt it was important because those that spoke have been so thoughtful and active in sharing their thoughts. He spoke of realizing once he was on Council that the Borough actually has processes and knows sometimes it can feel like perhaps there's a fast one being pulled and he understands why there is that feeling. Mr. Hicks noted that Council made an effort on May 13th to approve a change to our SALDO ordinance to make the connection between development and residence to create transparency as the process moves forward. He is confident in saying nothing unusual is happening in this process, it does naturally feel different when it's your neighborhood and that the demand for parking and the amount of traffic will indeed increase relative to the use of the property right now. He remarked that he is genuinely convinced the relative impact of maintaining this as an R4 property or re-designated as a C1 will not actually substantially address the differences in the issues that were discussed tonight. There is still a lot to be discussed, there is still a lot that will come before the Planning Commission and there is still potentially things from the Zoning Hearing Board. He mentioned that he is relatively new to the Borough and actually thought this was messy just relative

to his knowledge of things happening. Mr. Hick noted that once realized that the property was abutting the C1 and the R4 he would consider the request. Councilor Hicks noted that he looked at this plan as if there were a clean slate and looked at the stock that we had downtown and thought, "would I be likely to designate this as part of the C1 and I think given the nature of the building, given the nature of what its uses will be potentially best utilized for, I would probably say yes". He stated that is not helpful for those people who have live here and want to see it developed a certain way. Mr. Hicks urged residents to think of what level of control you will have, as an R4 is going to be probably fairly limited. He noted as the Economic Development Committee Chair, he can only view the property through that means and that it is a negative economic generator, period. Zero new residents buying goods and services from businesses, zero new businesses providing goods and services to our downtown. That's a very small way of looking at this policy issue economically and right now it is nothing economically every month without development. Councilor Hicks explained the property is the underutilization of an outstanding and beautiful resource to accommodate customers, businesses, or both. He remarked, what we have before us is a reasonable zoning change request precipitated by a potential developer with a positive history of restoring some of our aging but beautiful buildings to last decades longer. He noted as he stated earlier, "this accommodation of a rezoning change is compelling to me with or without such an attractive prospective developer. Put simply, a zoning re-designation makes this property more likely to contribute to our economy and that's a very small part of my duty as a chair of economic development to look at it through that lens". He explained he is also the chair of the Climate Action Commission and they are actively looking to see how we can reduce minimum parking requirements. A zoning designation change to reduce off street requirements between R4 and C1 is actually much more consistent with the direction we're heading with respect to minimum parking requirements. Councilor Hicks commented that he is always open to reasonable ways to reduce the amount of impermeable surface land development and simply from that perspective, the idea of having the potential of less arduous parking requirements in reducing our greenhouse gas emissions is somewhat attractive to him.

Mayor Scott pointed out that the actions this council took almost a month ago was a similar situation, similar land development process, where the neighbors felt like they were not getting enough information and had no idea what was being proposed. He stated the Borough changed the subdivision and land development ordinance process to include the following: any applicant that desires to submit a land development or subdivision plan application is required to host a public outreach meeting to include all property owners within a 200 foot radius of the lines of the property. He explained, "Additionally the applicant shall confirm the names and addresses of the property owners with the Cumberland County Assessment office. This meeting gives property owners the opportunity to review the proposed plan, be informed of and discuss with the applicant the design, environmental infrastructure, recreation, parking, traffic impacts, transportation, zoning, and all other issues before the application is to be submitted to the Borough." Mayor Scott indicated that staff will strongly encourage the applicant to schedule a pre-application conference with the Borough Manager, the Borough Engineer, the Zoning Officer, and other staff that is applicable. This conference fosters an informal plan review between the applicant and staff, reduces the subdivision processing time and cost for the applicant, and expedites the review and approval process once the plan is formally submitted. He explained, "The Borough has seven days after the planned submission to confirm that the submission is administratively complete. This process establishes whether or not the applicant has included key reports, information at the time the plan is submitted and that all these items are available to the public for review upon submission. The items required to be provided upon planned submission include: a traffic impact study, when applicable; documentation that the pre-submission outreach meeting has taken place; environmental impact reports, when

applicable; providing brownfield assessments floodplain, sinkhole hazards; wetlands and finally storm management information and plan were available. Basically the SALDO process allows Council to put any conditions on that plan from the applicant seeking approval and this is where you folks come in. You can suggest these things and we will listen and we will negotiate with the applicant." Mayor Scott expressed that the process is much more improved, but it is not perfect.

Councilor Crampsie thanked the public for coming to the meeting, for their voices, and for their respect in this process. He expressed that Council always appreciates the input and that they are all listening. Councilor Crampsie noted he thinks these processes work because we are hearing from the residents and that he is still open to having conversations with Council and staff to figure out more ways to be over-the-top transparent, such as using our website to post any potential changes. It would then be up to the Borough to make sure that folks are using that mechanism. Councilor Crampsie expressed that this is a tough decision and he doesn't think everyone in the meeting is going to be happy. He noted that each person would have a different opinion and that's the struggle of neighborhoods, the struggle of local governments. He wished there was a perfect answer. Councilor Crampsie recalled past decisions that were made and of hearing from neighbors and that this is the reverse of "there's not enough commercial" or we do other developments and "there's not enough residential." He noted that's the struggle we have in a landlocked community where there's not open fields where we can build new things and design things how we want. He stated, "We have a scenario where we have great neighborhoods across the Borough. We have a great downtown and how do we make it all fit right? How do we make those Lego pieces fit?" He indicated that he came into this meeting with an open mind and definitely hearing from all the neighbors and their concerns will make it a tough vote. "At this moment in this minute you know I think I'm going to try to put my faith in Mr. Tuckey" and he hopes that Mr. Gilroy and Mr. Tuckey really make a commitment to what this project would look like if there is a zoning change or even if there's not a zoning change. He thinks one way or another we do want to see something happen. He remarked that when he was elected to Council he has always been a proponent of mixed use and redevelopment and he carries that around with any project that we look at, no matter where it is in the borough. Councilor Crampsie noted that this is another scenario where there's no perfect answer but he hopes we try our best to do the right thing.

Adjournment of Public Hearing

After no further comments the meeting was adjourned at 8:26 p.m.

Timothy A. Scott
Mayor

Joyce E. Stone
Borough Secretary

From: Howard S. Rosen <howardsrosenbh@gmail.com>
Sent: Thursday, June 10, 2021 11:12 AM
To: Scott, Timothy A. <TScott@carlislepa.org>
Cc: alyssa.deblasio@gmail.com <alyssa.deblasio@gmail.com>; Johnston, Carol Ann <johnston@dickinson.edu>; Joseph McGinnis <sherwoodmcg@hotmail.com>
Subject: Grace United re-zoning

Dear Mayor Scott,

Thank you for your long service to Carlisle. I was so proud to read recently that the Borough was granted "All-American" status. That is wonderful and well-deserved recognition.

I am writing this morning because I am unavailable for the Borough meeting tonight. I hope it is acceptable to submit written comments in lieu of audience comments. If it is, I ask that you share mine with the full Borough Council.

I would not like to see Grace United designated C-1. Zoning is designed to be thoughtful and not opportunistic. Historically, zoning was created to safeguard homeowners from the possibility that a meatpacking plant or bar/tavern could spring up next door. I do not wish to see the Central Business District expand into my neighborhood, not even with a Trader Joe's that some would prefer and certainly not a concentration of 52 apartments, a school, and a performance venue that is rumored to be under consideration by Tuckey with this Zone map request.

I did attend the meeting with Tuckey and the church official last week. Ironically, after 2 years of debate, the church membership decided to leave, according to the representative, mainly due to lack of parking.

I understand that this action is just the first step, but changing the zoning map would make this area commercial even if Tuckey's proposal falters. Once so designated, any commercial application granted by right could be allowed regardless of the impact on this historic neighborhood. Also, in meeting with Tuckey, he offered no insight into his plans. He "took the 5th" in response to every question posed. While that may have been a wise legal strategy, it did nothing to earn the trust we were asked to put in him.

The church seems desperate to move on and so they have good reason to support Tuckey's plan, whatever it may be. For those remaining in the neighborhood, there certainly may be other developers who could work with R-4 zoning that could be considered. The church scared us into believing that New York developers would scoop up the property (YIKES! A Trump building on Pomfret?). However I just read in yesterday's Patriot News that a Harrisburg-based developer is renovating a Salvation Army building into market rate apartments with more than 2 parking spots per unit in a historic mid-town Harrisburg area of the Broad Street Market. Would this developer look at the Grace United property and be able to work within the R-4 zone?

My final comment is really a question. I want to pose to the Borough a hypothetical question. Let's turn back the clock and re-create history. What if, after the consolidation of the 3 congregations, Allison church was selected as the successor facility and Grace United was the property sold to Dickinson College. Let's say that after a period, Allison church was found lacking and like now, the congregation build a new facility and put Allison church on the market. Having bought Grace United, Dickinson College now has no interest in Allison Church. So, just like what is happening on Pomfret and West, Tuckey proposes redevelopment only if granted C-1, because he needs all possible options. Would Carlisle

Borough dismiss Dickinson College's interests (and likely legal challenges) and spot zone commercial, a property adjacent to campus?

I believe if the Borough would make different decisions to these two identical situations, there is a problem with zoning request being considered tonight. A neighborhood of unaffiliated homeowners deserves the same consideration as that of a large, well-resourced, strategic institutional partner. I strongly encourage the Borough to think clearly about this situation before voting.

Thank you for considering these comments.

Sincerely,

Howard S. Rosen
150 West Pomfret St
Carlisle, PA 17013

From: Lev Fruchter <levfruchter@gmail.com>
Sent: Thursday, June 10, 2021 4:13 PM
To: Scott, Timothy A. <TScott@carlislepa.org>; Shultz, Sean <sshultz@carlislepa.org>; Crampsie, Sean <scrampsie@carlislepa.org>; Fulham-Winston, Deborah <dfulham-winston@carlislepa.org>; Landis, Brenda <blandis@carlislepa.org>; Hicks, Joel <jhicks@carlislepa.org>; Stuby, Jeff <jstuby@carlislepa.org>
Subject: Grace United Methodist Map Amendment Ordinance

Dear Carlisle Borough Council,

I am a new resident of Carlisle, having moved here from New York City 2 years ago. Carlisle is a wonderful place to live and I look forward to spending the rest of my days here. One of my more impressive experiences here was attending a Borough Council meeting and witnessing the intercommunication of resident concerns, specific data and Council responses regarding the orange "borough bags" for trash. Not only was there valuable and detailed information presented before and at the meeting, but It seemed that every citizen and council member who spoke had well considered viewpoints about that issue, developed over a responsible period of time, all shared with the utmost mutual respect. It was an honor to witness the final stage of a thoroughly and clearly researched and communicated municipal decision point.

This experience set me up for quite a surprise when I discovered that the Grace United Methodist Church had applied to re-zone their property on Pitt and Pomfret for commercial use with only the most shadowy public notification of their intentions. My family lives half a block from the church building and it seems that had our neighbor not spotted the tiny sign physically posted on one part of the church bulletin board, most people in the immediate community would know nothing about this proposed zoning change. Coming from NYC, I'm used to real estate developers having their way with communities, but this is not what I expected in Carlisle.

I am not writing a reflex NIMBY objection to any unusual development in my community. I believe in Carlisle-wide citizenship and know that housing is important. I have nothing against apartments or affordable housing in my neighborhood, no objections to subsidized housing nor homeless shelters nor methadone clinics. I am writing because the process that has gotten us to this point seems to lack the clarity, communication, basis in data and democratic fairness that so impressed me with the trash collection issue. There has not been a transparent sharing of information about the Borough's tax and housing needs related to the GUM Church property, the range of prices the Church might be expected to be offered for the property under different zoning or a selection of plans the developer is considering under different zoning. Instead, it appears that the Church and their chosen buyer/developer attempted to slip the zoning change application past the community, then only grudgingly agreed to a public meeting in which they shared no specific plans. I have not seen the Borough Council enable any education on the re-zoning nor has the affected community been allowed sufficient time to research any aspect of it.

While it is tempting to imagine everything going wonderfully with the church's plan, it is easy to foresee a situation in which that deal does not happen and the church sells the re-zoned property to another buyer by whom it could then be developed to the detriment of the neighborhood and the entire Borough. Simply put, this rush to re-zone the property for the sake of the Church and their chosen developer looks irresponsible and undemocratic. If the Borough Council supports the re-zoning, then the community should be advised of the reasons for that support and supplied with the data that backs it up. I urge you to vote against the re-zoning today so that this process may go forward in a responsible, transparent

manner, rather than as it currently seems to be proceeding with the church and the developer benefitting, the Council sharing no important data regarding the re-zoning and the neighbors and the community bypassed and powerless.

Thank you for your attention.

Lev Fruchter