

Borough of Carlisle
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**BOROUGH OF CARLISLE
MEETING MINUTES
February 11, 2016**

Councilor Shultz called the meeting to order at 7:30 p.m.

The following members of Council were present: Bires, Crampsie, Flower, Guido, Heath, Shultz and Mayor Scott. Also present were: Borough Manager Matthew Candland, Assistant Borough Manager Figueroa, Public Works Director Malarich and Borough Secretary Stone.

Also present at the meeting was Ben Laudermilch, Executive Director, Cumberland County Housing and Development Authorities.

Mr. David Uram, 800 West Sinclair, Cleveland OH came to address Council in regard to the proposal submitted by PIRHL for a development on the Tire and Wheel site. He stated his purpose at this meeting is to discuss the issues of the project. H noted he has two purposes at this meeting:

1. Obtain a zoning confirmation letter on the sketch plan noting this letter will not provide him with the ability to obtain building permits or circumvent the normal land development process in the Borough. Once funding is received the complete development plans will be brought to the Borough.
2. A vote of Council that they could support the concept plan.

Mr. Uram provided an overview of the proposed PIRHL development on the former Tire & Wheel site. The development will consist of three story 48 unit retirement community, 52 unit family town homes and public green space. Mr. Uram noted the family structures will be subsidized with tax credits for 15 years. The rental townhomes can then be converted to home ownership. Details are in attached presentation.

Councilor Bires inquired how many of the homes would be available for homeownership. Mr. Uram remarked the goal is to have all of them turned over to homeownership.

Councilor Guido asked what the turning over of all those units at one time could do to the housing market. Mr. Laudermilch noted for various reasons, it is not likely the unit will not turn over all at one time.

Mr. Jim Hurtzler, 100 block of Clay Street, Carlisle PA, inquired how the transfer to home ownership would take place after 15 years.

Mr. Uram replied that the Redevelopment Authority would buy back the units for a low cost and then roll over the management capital into condo association. Each unit would be upgraded with the capital money and then begin turning over to home ownership.

Ms. Maureen Dermont, 543 C Street, Carlisle, PA, inquired how PIRHL came up with the proposed density of the plan.

Mr. Uram replied that Borough zoning code dictates the number and residential types of uses for that site.

Mr. Andy Hoover, West Louthier Street, Carlisle, PA, asked if eclectic style of Carlisle must be replicated in the new development and why not build something with their own signature style.

Mr. Uram replied the Mixed Use Development zoning code states that PIRHL mimics and pulls from the present architectural style in Carlisle.

There being no further business or public comment, the meeting adjourned at 5:30 p.m.

Signature on file in Borough Manager's Office

Timothy A. Scott
Mayor

Signature on file in Borough Manager's Office

Joyce E. Stone
Borough Secretary

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