

**BOROUGH OF CARLISLE
PLANNING COMMISSION**

Meeting Minutes – November 17, 2016

Members in Attendance: Ed Bidelspach, Renee Rhan, John Shugars, Nicole Purcell, Justin Smith and Tim Tilton. Christian Muniz arrived at approximately 5:40 p.m.

Borough Officials in Attendance: Mark Malarich, Public Works Director, 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 October 27, 2016 meeting.
2. The Planning Commission considered a final land development plan submitted by Patton Engineering, on behalf of Dickinson College at 1260 Ritner Highway (R-2 Medium Density Residential Zoning District) and a waiver to the requirement to submit a preliminary plan.

Edward Patton, representing Dickinson College's contractor SolarCity, explained that the plan would allow for the installation of solar panels that would provide energy to Dickinson College. The panels would be constructed on the front 15 acres of the existing parcel and remaining 15 acres of this tract will remain as crop farming. The installation of these panels will require minimal soil disturbance and a temporary access driveway for construction.

Justin Smith expressed concern that the 15 acres being used for the installation of these panels are designated as high quality soils and the remaining acres being used for crop farming are of less quality. Asked why the higher grade soil area is being used for solar panels and not for the crop farming. Mr. Patton stated that the front portion was chosen due to the fact that a tree line exists near the portion of the property which would hinder the sun from these panels.

Conclusion: The Planning Commission, upon motion by Justin Smith and second by Renee Rhan, recommended approval of the proposed final land development plan and the waiver to the submission of a preliminary plan on a 6-1 vote with Christian Muniz recusing himself.

3. The Planning Commission considered a preliminary subdivision plan submitted by FSA Engineers, on behalf of Pirhl Developers for a property at 515 N. College Street (UM-Urban Mixed Use Zoning District).

Hurbert Gilroy, Esquire representing the applicant explained that this is a subdivision plan only tonight and that a master plan was submitted along with this plan, but that is for reference only at this point.

Justin Doty, of FAS Engineers, explained that the parcel will be subdivided into six parcels. Lots #1, #4 and #6 will be developable lots. Lots #2 and #5 will be dedicated to the construction of "B" and "C" Streets and Lot #3 will be dedicated as public/recreational space. Once the subdivision plan is approved, the applicant will return to the Planning Commission with multiple land development plans for the proposed lots. Pirhl Developers will not be purchasing lot #1 of this plan.

Brenda Landis of 216 "A" Street expressed concern with the original plan being presented that would include senior housing and a commercial development and now the plan has changed that includes no senior housing or commercial development. She feels a commercial development, i.e. grocery store, pharmacy, coffee shop, etc. is what her neighborhood needs.

Catherine Madigan of 515 N. West Street, also expressed concern regarding the first discussions including a commercial development and now there is no mention of it.

Michael Byer, Project Manager for Pirhl Developers, said that to develop such a large tract all at one time is very complicated, especially when it involves a commercial area. Pirhl concentrated on obtaining the funding for the residential development of this property first. Once this is accomplished, obtaining commercial funding would be attempted in the future.

Conclusion: The Planning Commission, upon motion by Justin Smith and second by Ed Bidelspach, unanimously recommended approval of this preliminary subdivision plan.

4. The Planning Commission was presented with a draft update to the Land Use map of the 2011 County Comprehensive Plan. A copy of this update was provided to not only the Borough of Carlisle, but the surrounding townships, as well. The Commission was in agreement with the update as presented. Justin Smith felt that there was a conflict in the zoning of the Dawn Ridge Development and suggests that this area be changed to a residential zoning district.

There being no further items on the agenda, the Planning Commission adjourned at approximately 6:10 p.m.

Respectfully submitted,



Bruce Koziar
Planning/Zoning/Codes Manager

BK/lh