

**BOROUGH OF CARLISLE  
PLANNING COMMISSION**

Meeting Minutes - October 27, 2016

**Members in Attendance:** Ed Bidelspach, Renee Rhan, John Shugars, 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 September 22, 2016 meeting.
2. The Planning Commission considered a final subdivision plan submitted by FSA, Inc. for Brent Hoffheins and Danelle Micheals at 442 N. College Street (R-2 Medium Density Zoning District).

Chris Champie of FSA explained that the purpose of this plan is to subdivide a portion of 448 N. College Street and a portion of 442 N. College Street to "clean up" the property lines. There are no buildings included on the property in question.

**Conclusion:** The Planning Commission, upon motion by Justin Smith and second by Renee Rhan, unanimously recommended approval of the proposed final subdivision plan and the waiver to the submission of a preliminary plan.

3. The Planning Commission considered a preliminary subdivision plan submitted by BL Companies on behalf of Carlisle Auto Industries, Inc. at 50 and 199 Carlisle Springs Road (UM Mixed Use District).

Mr. Richey, consultant for Carlisle Auto Industries, explained that the applicant has reviewed staff conditions and are working to address each one. The proposed plan will subdivide this property into two tracts. The first tract will include 26.2 acres and the second tract will include 20.2 acres. The potential development of these two tracts will include office buildings, restaurant, retail establishments and residential apartments.

BL Companies has been working with Borough staff to address plan review comments.

BL Companies and staff attended a meeting with PennDOT regarding the highway occupancy permit for this project. Both parties felt the meeting was very productive and feel that a permit should be approved in the near future.

**Conclusion:** The Planning Commission, upon motion by Renee Rhan and second by John Shugars, recommended approval of this preliminary plan on a 5-1 vote with Ed Bidelspach recusing himself.

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 6:00 p.m. p.m.

Respectfully submitted,



Bruce Koziar  
Planning/Zoning/Codes Manager

BK/lh