1. **Meeting Minutes** –

   “That the Carlisle Borough Planning Commission approve the 2/27/20, Minutes, as
   ____________________________________________”

   Motion by: Seconded by:

2. **Public Comment** – Audience may request Commission Members to address and/or discuss items not listed on Agenda. Members may choose, at their discretion, to address issue at a later date;

3. **Land Development / Subdivision Applications**

   A. Chesterfield, Phase 2B, Final Plan of Subdivision by S & A Homes. The applicant proposes:
      • to create 10, SFD lots;
      • a public road connection to Shannon Ln. (to the south);
      • a 40 ft. diameter, temporary cul-de-sac at northern terminus of Newcastle Dr.;
      • a 40 ft. diameter, temporary cul-de-sac at western terminus of Sussex Dr.;
      • off-site, stormwater basin enlargement for Lot #133R.

   The subject lands are zoned R2 – Medium Density Residential. There are 95, SFD lots (+stormwater lot) that are complete or under construction for this subdivision. **Staff report and conditions attached.**

   That Carlisle Borough Planning Commission endorse:

   1. a waiver for the submission of a Preliminary Subdivision Plan (226-19);
   2. a Final Subdivision Plan for Chesterfield Phase 2B, prepared by PennTerra Engineering, Inc., dated 3/9/20, subject to the applicant’s acceptance and satisfactory resolution of the conditions listed in staff report.

   Motion by: Seconded by:

   B. 100 WPS Partners, Final Subdivision Plan for 614- 620 Walnut St. The applicant proposes to subdivide a 0.71 acre property, located on the SE corner of Walnut St. & Wilson St., into four lots (4) for semi-detached homes. Each dwelling unit will have an attached, rear garage. Stormwater management will be handled by ten (10) downspout drywells, and a rain garden, also to the rear. **Staff report and conditions attached.**

   That Carlisle Borough Planning Commission endorse:

   1. a waiver for the submission of a Preliminary Subdivision Plan (226-19);
   2. a modification for the use of an existing joint use access driveway (226-24.K.6);
   3. a Final Subdivision Plan for 100 WPS Partners, 614- 620 Walnut St., prepared by FSA Associates Inc., dated 5/8/20, subject to the applicant’s acceptance and satisfactory resolution of conditions listed is staff report.

   Motion by: Seconded by:
4. **Comprehensive Plan or Zoning Items:**

A. For the past couple of months, staff has been aware / involved in discussions with designers, developers, and S. Middleton Township officials regarding the future development of the Smith Farm lands (SEE below). The initial build-out includes 435, Multifamily and Senior Adult dwellings, and 75,000 ft² of medical and office space. This may result in approx. 4,564 average weekday (24 hr. period) trips, and 320 – 358 Peak AM – PM Hour Trips.

![Red Ellipse Highlighting Smith Farm Lands](image)

No formal Borough comment has been made on the land-use, land development, or zoning. Staff has prepared a letter regarding potential traffic concerns.

5. **Other PC or Related Business:**

6. **Adjournment:** _________________ pm.