BOROUGH OF CARLISLE
PLANNING COMMISSION

Meeting Minutes – May 28, 2020


Borough Officials in Attendance: M. Skelly.

The meeting was called to order at 5:30 p.m. by Chair T. Tilton.

Items Reviewed by the Planning Commission:

1. The Commission unanimously recommended approval of the Minutes of the February 27, 2020.

2. There were no public comments / questions.

3. Land Development/Subdivision Applications

   A. Chesterfield, Phase 2B, Final Plan of Subdivision by S & A Homes. The applicant proposes:
      • to create 10 single-family 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, single-family dwelling lots (+stormwater lot) that are complete or under construction for this subdivision.

   Tim Tilton asked if the developer had meetings with the neighbors? The applicant said they have not met with existing homeowners.

   The applicant is working on finalizing the requirements of staff’s conditions.

   J. Vastine expressed concerns regarding stormwater / rainwater in this area. Mark Malarich said staff investigated the existing stormwater issues and checked with previously recorded plans. Staff incorporated their findings into the proposed staff conditions for this plan. As for specific problems with basement flooding in areas to the east of this proposed development, there are some issues but they are outside of what is proposed for this development. Tim Tilton asked if the proposed development would exacerbate current stormwater conditions. Mark Malarich said, to the best of his knowledge, no - as long as the developer addresses staff’s conditions.
J. Vastine also referred to concerns voiced few months ago of concerns about increased traffic and safety and concerns about emergency vehicles entering into the area.

That Carlisle Borough Planning Commission endorse:

1. a waiver for the submission of a Preliminary Subdivision Plan (226-19);

2. 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: D. Maher  Seconded by: R. Purnell

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 to the rear of the property.

Chris Champy, of FSA, explained the proposed plan would divide the current two lots into four lots and construct two duplex structures. A dimensional variance was granted in October 2019. Since the proposed plan reduces the impervious area of the site, a stormwater exemption request was submitted to Borough staff. However, the applicant will be installing drywells and small onsite stormwater BMPs to further mitigate any stormwater runoff. The duplexes will be two-story structures with porches as required in the R-5 zoning district.

D. Maher expressed concern with the maintenance of the shared sidewalk and proposed rain gardens to the rear of the property. The owner of this development stated that would be the responsibility of the homeowner and documented upon sale of each property. Mr. Champy explained that the drywells would accommodate the runoff from the parking area and the downspouts of each property.

Z. Sandonato asked if a waiver is required for the submittal of an erosion & sedimentation plan. M. Malarich stated that anything under one acre is not required to submit such a plan.

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, dated 5/8/20, subject to the applicant’s acceptance and satisfactory resolution of conditions listed is staff report.
Motion by:  D. Maher    Seconded by:  R. Purnell

4. Comprehensive Plan or Zoning Items:

A. Skelly provided an overview of the Smith Farm development located in South Middleton Township. The plan proposes 435 multi-family and senior adult living dwellings, 75,000 ft² of medical and office space and a six-acre park.

Planning Commission Members expressed the following concerns:

- Increased traffic onto S. Spring Garden Street.
- Public transit able to service this development? Borough staff is unsure of this.
- Are the residential units at market rate? Borough staff believes some will be.
- Is a walking path proposed from this development to the Giant grocery store to provide for a safe way to the store? There is no mention of such pathway.
- Does CPD patrol this area? No, police do not respond outside the borough limits.
- Is this a gated community? Borough staff does not believe so.

4. Other Items –

D. Maher asked about upcoming conversations with Council regarding pedestrian access, rethinking our public streets and bike ability. Mike Skelly stated that Council will be discussing COVID-19 recovery methods, so these conversations will be put on the back burner.

5. Adjournment - Being no further items, the Commission adjourned at 6:30 p.m.