

**PLANNING AND ZONING COMMISSION**  
**October 6, 2008**

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, October 6, 2008 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini                      Jim Williams                      Joe Lescisko                      Jeff Snyder  
Robert Simmermon

Borough Officials

Councilman Koehler                      Jeff Steckbeck                      Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Miners Crossing – Dedication of Granite Street/As-Built Plans**  
Revised as-built plans for lots 64, 65, 66, 68, 69, 70 and 73 were received on September 11, 2008. The revised as-built plans were updated to include the locations of the underground stormwater infiltration facilities on the lots. Hanover will do a site visit in the next week to verify the planting of the required replacement trees on several of the lots.
3. **Miners Crossing – Lot 67 and 72**  
Dwellings currently under construction. The owner of Lot 72 has requested that he be allowed to plant only one (1) tree in front of his property. The Land Development Plan calls for two (2) trees. The Planning Commission wants the homeowner to follow the plan that calls for two (2) trees to be planted. Hanover will contact the property owner to relay this decision.

**4. Miners Crossing – Lots 66**

An “informal meeting” was held on Monday, September 22<sup>nd</sup>, with three Council members, Sam Weiss, Craig Cook (and attorney Tim Engler), Scott Burkholder and Peter Pote from Landmark (and attorney Tony Schimaneck) in attendance. At the conclusion of the meeting, HEA was requested to prepare a proposal to the Borough for preparation of a study of alternatives to bring the driveway into compliance with Borough’s maximum driveway slope of 15 percent.

Hanover Engineering provided a letter (9/29/08) stating that their cost to perform the work on what alternatives will be acceptable will not exceed \$750, with both the Cook’s and Landmark each paying ½ the cost. Assuming that Borough Council will authorize the work at its October 13<sup>th</sup> meeting, Hanover Engineering promised to have the study completed for review prior to the November 3<sup>rd</sup> Planning & Zoning Commission Meeting. The alternatives will be discussed at the November Planning & Zoning meeting and both Mr. Cook & Landmark will be contacted prior to asking for their ideas. A motion was made by Mr. Fratini, 2<sup>nd</sup> by Mr. Snyder and carried unanimously to recommend to Borough Council that they accept Hanover Engineering’s estimate to complete the study.

**5. Iron Valley Estates – Lot 2**

On 25<sup>th</sup>, HEA personnel performed a site visit to obtain measurements and photographs of the driveway, locations of trees, etc., regarding the replacement of 28 trees. The site visit revealed that the area of tree cover removed for the construction of the driveway was considerably less than what was anticipated under the approved Land Development Plan for the lot.

A motion was made by Mr. Simmermon, 2<sup>nd</sup> by Mr. William and carried unanimously to recommend to Borough Council to follow Hanover Engineering recommendation that planting of all 28 replacement trees should not be required. The homeowner must plant a minimum of six (6) trees along the left side of his driveway - near its intersection with Iron Valley Drive.

**6. Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

A time extension until October 15, 2008 was granted.

Mr. Steckbeck representing Denise Bollard is requesting a 120 day extension until February 15, 2009.

**7. There has been no change in status since last month’s meeting for the following lots/projects:**

- Iron Valley Estates – Lot 20
- Iron Valley Estates – Lot 21
- Iron Valley Estates – Lot 27
- Iron Valley Estates – Lot 28

- Iron Valley Estates – Lot 52
- Miners Crossing – Lot 74
- Cornwall Manor – The Woods

**8. Joe & Peggy Schott**

Mr. Steckbeck provided a letter (10/3/08) stating that all site improvements were constructed and generally conformed to the approved plan. A motion was made by Mr. Fratini, 2<sup>nd</sup> by Mr. Snyder and carried unanimously to recommend to Borough Council release of all financial security in the amount of \$22,524.

**9. Guy Braxton – Recreation Fee**

Guy Braxton submitted a written request to the Borough for the waiver of the required recreation fee for the new building lot created from the Barbara Wolf subdivision. (Reference Section 518 A. of the Borough Subdivision and Land Development Ordinance). A motion was made by Mr. Snyder, 2<sup>nd</sup> by Mr. Williams and carried unanimously to recommend to Borough Council that Mr. Braxton be required to pay the recreation fee.

**10. LCCD – Public Meeting on Agriculture in Lebanon County**

Mr. Simmermon will attend this public meeting on Thursday, October 9<sup>th</sup> @ 7:00 pm at the Schaefferstown Fire Hall.

**11. Lebanon County Planning Department – Recorded Plans**

County Planning now requires at a minimum nine (9) paper prints 18” x 24” (mylars no longer required) containing original signatures and complete notarization.

**12. Regional Planning Task Force Meeting**

A meeting was held Monday, September 29<sup>th</sup>, with the next meeting to be December 29<sup>th</sup>. Discussed where transportation, comprehensive plans, sharing zoning districts and best practices.

**13. H & K Update**

Mr. Lescisko questioned why there are now no trespassing signs on land on the north side of Boyd Street as you leave Minersvillage going around the curve. Mr. Steckbeck said this land was part of the land swap with the Game Commission where Sheridan Corporation gave about 275 acres to the PGC in return for the PGC giving Sheridan the 28 acres of land located between Boyd Street and the open pit. H&K has since acquired all of Sheridan’s land holdings, and has now posted their property for no trespassing.

**14. Upcoming Commission Meeting**

- Monday, November 3<sup>rd</sup> regular meeting @ 7:30 p.m. Borough Hall.

**15. Adjourned 8:40 p.m.**

Respectfully submitted,

Joseph L. Lescisko  
Secretary

[www.cornwall-pa.com](http://www.cornwall-pa.com)

cc: Borough Council & Solicitor  
Paula Leicht, Special Council  
Jeff Steckbeck, Borough Engineer  
County Planning Department  
Steven Dellinger, Hanover Engineering