



# BOROUGH OF CORNWALL

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## PLANNING AND ZONING COMMISSION

January 7, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, January 7, 2013 at the Borough Hall. In attendance were:

### Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch

### Borough Officials

Steve Dellinger Joe Keaney

### Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Re-Organize Officers of the Planning & Zoning Commission**

Chairman - Raymond Fratini  
Vice Chairman – Jeff Snyder  
Secretary – Robert Simmermon

A motion was made by Mr. Karinch and 2nd by Mr. Williams and unanimously approved to accept the 2013 officers.

3. **Calendar Year 2012 Annual Report**

The Commission accepted the Annual Report with Goals and Objectives, prepared by Mr. Simmermon. (attached)

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

Construction on the remaining two duplex structures continues. An inspection of the last infiltration bed between the two garages was conducted on December 19<sup>th</sup>.

5. **H&K – The Preserve at Historic Cornwall Village**

No change in status since last month's meeting.

6. **Stormwater Complaint – Iron Valley Estates – Lot 41**

The required repairs to the site have been completed as required and inspected by Hanover Engineering staff. The repairs were discussed with Mr. Tobias, but to date no follow-up calls have been received from him. Hanover Engineering will prepare a final invoice for the consulting efforts related to the complaint. As previously determined, the payment of this invoice will be the responsibility of the property owners.

7. **Alden Place Welcome Center**

The Preliminary/Final Plan was received for review on December 18<sup>th</sup>. The Plan review is currently underway. Todd Shoaf, representing Pioneer Management and Louie Hurst, gave the Commission a briefing on (Lot 447), which is currently 61 acres in size and which will be subdivided to create a 2.9 acre lot (Lot 450) for the Welcome Center. The Welcome Center will take the place of the four model homes that were previously used for sales and marketing. The proposed Welcome Center will contain 2,940 square feet and provide 22 parking stalls along with plantings and sidewalks. The future commercial project on Lot 450 will mirror and compliment the proposed Welcome Center's architectural features.

Mr. Shoaf addressed the eight waivers requested from the Borough's Subdivision and Land Development Ordinance. After hearing Mr. Shoaf's justification for the waivers, and with the Borough Engineer's acceptance, a motion was made by Mr. Karinch with a 2nd from Mr. Williams to recommend approval of the first seven (7) waivers (listed on pages 2,3,4 of Cover Letter). The Commission was advised to wait on Mr. Dellinger's report for waiver #8 (Section 507.G.5 - Stormwater Flow Shall Not Exceed One and One-Half Inches Across Access Drive). Mr. Dellinger will present his recommendation on Waiver #8 as well as Hanover Engineering's review comments on the Plan at next month's P&Z meeting.

8. **Zimmerman Subdivision - Lot Annexation -Springhill Acres**

Three copies of a Planning Module and two copies of a Lot Annexation Plan for John and Lorna Zimmerman were provided to the Commission at the meeting. The project is located on the south side of Ash Lane in Spring Hill Acres. Commission members decided to table this issue until next month when they will have had appropriate time to look over the information. Mr. Dellinger will contact Steve Danz to determine if all the required application materials (Application Form, Review Fees, required number of Plans) were submitted with the Plan. Mr. Dellinger will also contact Mathew & Hockley to see if they will be presenting more information for February's meeting.

9. **Beauty Salon - 300 Pamela Lane - Meredith Trimble**

Meredith Trimble came before the Commission to request information concerning her desire to build a single chair salon, with no other employees, in half of her garage. It was determined that her property is located in the RV – Residential Village Zoning District. Beauty salons are permitted as a “Home Business:” in the RV District by Conditional Use (which requires a public hearing before Borough Council). It was further determined that

a total of four (4) off-street parking spaces would be required on the lot – two (2) for the dwelling and two (2) for the business. She was instructed to contact County Planning to set up an appointment for a site inspection to verify the driveway dimensions (to accommodate the off-street parking) and interior square footage (of the proposed salon). She was advised to follow the requirements of the Zoning Ordinance related to a "Home Business" with a conditional use application to follow.

**10. Paul Weidman - Cornwall Manor**

Paul Weidman, representing Cornwall Manor, presented an update on a proposed new apartment building that will eventually be connected to Bradley Hall. Mr. Weidman stated the new building will be a small, three story apartment building with 18 units. He stated that he should have sketches for the Commission to preview at next month's meeting. Mr. Weidman also reported that the existing North Hills building is slated for demolition in the near future. This building will be replaced by a new apartment building (with 18 to 28 units) sometime in the future.

**11. The Woods – Residential Community Garden**

Paul Weidman, representing Cornwall Manor, presented information on a proposed 28' x 45' community vegetable garden in The Woods. The garden would be for the benefit of Cornwall Manor residents and would be fenced once completed.

**12. Rexmont Road Bridge Replacement**

Joe Keaney reported that the demolition permit for the bridge was received today.

**Upcoming Commission Meeting**

Monday, February 4th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

**Meeting adjourned at 8:35 p.m.**

Respectfully submitted,

Robert Boo Simmermon  
Secretary

Cc: Borough Council  
Jeff Steckbeck, Borough Engineer for Public Works  
County Planning Department  
Steven Dellinger, Borough Engineer for SLDO  
Josele Cleary, Solicitor