



## BOROUGH OF CORNWALL

36 Burd Coleman Road

PO Box 667

Cornwall, Pennsylvania 17106-0667

Phone: (717) 274-3436 Fax (717) 274-3496

### PLANNING AND ZONING COMMISSION

May 7, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, May 7, 2012 at the Borough Hall. In attendance were:

#### Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch  
Jeff Snyder

#### Borough Officials

Steve Dellinger

#### Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Construction continues on the project and two units are currently on the market for sale.

P & Z members discussed Denise Bollard's email to Steve Dellinger of Hanover Engineering, dated April 25, 2012. It was recommended that Steve write Denise a letter clearly stating and outlining P & Z's concerns about the "temporary" driveway that was installed without prior notification to the Borough or to Hanover Engineering. The temporary driveway does not conform to the recorded Plan (which called for a pipe under the driveway) nor to the approved revised design which calls for a swale and depressed area in the driveway. Steve has been instructed to email P & Z members with the content of his letter prior to forwarding it to Denise.

3. **Cornwall Manor-Woodside Apartments**

The Borough Council's Public Hearing on the Conditional Use application to construct an apartment building in excess of 45 feet in height was passed by council at their April 9<sup>th</sup> meeting. The Land Development Plan has yet to be filed.

Paul Weidman, representing Cornwall Manor, stated that 21 of the needed 33 apartment leases/reservations have been signed/confirmed. Thirty three units need to be reserved prior to the start of Phase 1 construction.

4. **Progin-Krall Lot Annexation Plan**

A Lot Annexation Plan – for the purpose of conveying land from Steven and Margaret Progin to Glen and Linda Krall – was submitted for review on April 18, 2012. The Plan was reviewed and subsequently revised. Mike O'Donnell, representing Steckbeck Engineering, presented further revised plans for the lot Add-On.

Discussion was held concerning the need for additional soil testing as is typically required by the County's Sewage Enforcement Officer, Gordie Sheetz. P & Z members concurred that such testing was not practical but did not want to oppose the County in their recommendations. A representative from Steckbeck Engineering was asked to contact Gordie Sheetz to confirm the need or lack there-of for any additional testing.

5. **Andre and Kim Dyer – Conditional Use – 301 Boyd Street**

Mr. Dyer provided detailed sketches of the proposed apartment conversion at 301 Boyd Street. Hanover Engineering reviewed the sketches and provided recommendations for discussion.

A recommendation was made by Mr. Snyder and seconded by Mr. Williams to support the Borough Land Development Engineer's comments and the Dyers' desire to request a Conditional Use hearing.

The Dyers were present at the meeting and were instructed as to the needed steps to follow through with the Conditional Use process.

6. **The Woods – 207 Creek Drive**

Paul Weidman, representing Cornwall Manor, presented information on a proposed house model change in The Woods - a model change from a Laurel (2437 S.F.) to the proposed Evergreen model (2758 S.F.) with additional sun room and deck. All zoning setback requirements are within Borough guidelines. The total square foot change is approximately 300 sq. feet greater than what was

previously approved. A motion was made by Mr. Fratini with a second by Mr. Williams to approve the change under the new “plan deviation” guidelines.

**7. Flood Plain Ordinance # 2012-1**

After a brief discussion it was recommended by all P&Z members to pass along Ordinance # 2012-1 to Borough Council for their review and acceptance. The motion was made by Mr. Karinch, seconded by Mr. Snyder. The new regulations must be enacted by June 5<sup>th</sup>.

**8. H&K Status Update**

H&K needs PennDOT and the Federal Highway Administration to approve the removal of the Limited Access designation on a portion of US 322 before the Highway Occupancy Permit can be issued. This process is anticipated to take several months to complete.

**Upcoming Commission Meeting**

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

**Meeting adjourned at 8:25 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