



BOROUGH OF CORNWALL
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PLANNING AND ZONING COMMISSION
May 5, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, May 5th, 2014 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

Borough Officials

Bob Lynn Jeff Steckbeck Joe Keaney Gerald Boughter

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.

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

No change in status since last month.

3. **130 Hematite Lane – Renovation Construction Project**

No change in status since last month.

4. **Alden Place – Welcome Center**

No change in status since last month.

5. **Alden Place – Community Center**

No change in status since last month.

6. **Cornwall Manor – Health Center**

The Borough Solicitor has reviewed and revised the Storm Water Management and Land Development Improvements Agreements for the project.

7. Cornwall Manor – Carriage House Apartments

Hanover Engineering has been coordinating the required site inspections with the Contractor.

8. Sacred Heart Church – Land Development Plan

Representatives of the Church and Hanover Engineering met on April 16th to discuss the Plan review comments in detail. On May 5th, several waiver/modification requests were submitted for review. Mr. John Poff, Representing Matthew & Hockley for the Sacred Heart Church Project was in attendance and proceeded to review and update the plan for P&Z members.

- Spruce Street Access – Mr. Poff proposed access to Spruce Street will be for Emergency purposes only. The curb will be cut onto Spruce Street and the strip of grass between the church parking lot and Spruce Street will consist of reinforced grass matting. Mr. Poff reiterated that this access point will not be used for regular travel.
- Access/Egress onto Cornwall Road – Mr. Poff proposed a 24' (maximum to Penn Dot's standards) entrance from Cornwall Road into the church's main parking lot. This would be the only entrance and exit. There would only be two lanes; one for entering and one for exiting the church's parking lot.

Mr. Poff then went over and clarified each Waiver/Modification Request (# refers to the review comment from the March 19th Hanover Engineering review letter).

1. (#3) - ZO §14-2408. Centerline of proposed access drive must be 80 feet from the ROW line of the nearest intersecting street or any other driveway. Access to Spruce Street is 80 feet from the nearest intersection. Plan will need a waiver for this item.

A motion to accept this waiver/modification was made by Mr. Fratini, 2nd by Mr. Snyder. All other P&Z members voted in favor.

[NOTE: As was noted at the meeting, since the proposed access onto Spruce Street will be a grassed, emergency access only, the separation distances required under §14-2408 probably do not apply.]

2. (#1) - SALDO §13-305. Waiver to process the plan as a Preliminary/Final Land Development Plan instead of separate Preliminary Plan and a Final Plan.

Bob Lynn stated he saw no problems with this combined arrangement. He stated a lot of other municipalities typically follow this procedure.

A motion to accept this Waiver was made by Mr. Williams, 2nd by Mr. Snyder. Mr. Karinch abstained. All other P&Z members voted in favor.

3. (#3) – SALDO Review of Plan is difficult because only a few of the Plan sheets show the entirety of the tract under review. Request Modification to only depict the impacted portions of the tract on most of the Plan sheets.

(#5) - SALDO §13-402.C.(4) The Plan does not identify all features located within 200 feet of the subject tract. Request a Modification to only depict the driveway cuts on opposite side of Spruce Street. House locations by aerial photo.

Driveways on the north side of Spruce Street will be depicted on the Final Plan. Bob Lynn confirmed that this is acceptable.

A motion to accept this modification was made by Mr. Snyder, 2nd by Mr. Williams. Mr. Karinch abstained. All other P&Z members voted in favor.

4. (#16) - SALDO §13-406. Traffic Study is required due to proximity to an intersection that has a level of service “C” or lower. The New Church will not generate enough traffic to affect the peak levels of service on the existing intersections. Plan will need a Waiver of this item.

A motion to accept this Waiver was made by Mr. Williams, 2nd by Mr. Fratini. Mr. Karinch abstained. All other P&Z members voted in favor.

5. (#17) - SALDO §13-510.10.D. Access drive intersections shall provide and maintain a clear site triangle with a line of sight of 100 feet from the intersection of the centerline for collectors and 75 feet for local roads. Request a Modification to only provide a modified clear site triangle along Cornwall Road to prevent the removal of mature trees and proposed parking spaces.

Discussion on this Modification request centered on a Clear Sight Triangle. It was determined that two trees on the north side of the entrance/exit off of Cornwall Road will need to be taken down in order to modify the Access Leg from 100’ to 80’, which was acceptable to P&Z.

A motion to accept this Modification was made by Mr. Williams, 2nd by Mr. Fratini. Mr. Karinch abstained. All other P&Z members voted in favor.

6. (#22) - SALDO §13-511.2.B. Sidewalks shall be installed on both sides of all streets in residential & non-residential subdivisions and land developments. Waiver Request to seek relief from installing sidewalks along Spruce Street.

A motion to accept this Waiver was made by Mr. Fratini, 2nd by Mr. Williams. Mr. Karinch abstained. All other P&Z members voted in favor.

7. (#27) SALDO §13-515.9.G. Street Trees shall be provided with each subdivision and land development plan. Waiver Request to seek relief from installing street trees along Spruce Street.

There is approximately 700’ of Church land along Spruce Street. It was also mentioned that there is a power line along this same stretch of land. It was

determined that the planting of “street trees” would be better served if they were included within the church grounds. No less than seven (7) trees will be planted. They do not have to be deciduous. Mr. Poff stated that a note will be placed on the Final Land Development Plan indicating these plantings in lieu of the dedicated street trees along Spruce Street.

A motion to accept this Modification was made by Mr. Williams, 2nd by Mr. Simmermon. Mr. Karinch abstained. All other P&Z members voted in favor.

8. (Storm #7) - SWM §304.14B The Spruce Street Driveway Connection has a gutter flow greater than 2” across the driveway. A waiver request is needed to seek relief of this requirement.

Mr. Poff stated that the flow is 2.36” which is above the 2” permissible flow. It was decided that the existing curb cut further down Spruce Street would be closed and the recommended one created at the Spruce Street Emergency Entrance would be a depressed curb.

A motion to accept this Modification was made by Mr. Fratini, 2nd by Mr. Simmermon. Mr. Karinch abstained. All other P&Z members voted in favor.

9. (Storm #5) - SWM §11A-304.2 Storm sewers must be able to convey the post-development runoff from a 25-year design storm without surcharging inlets. Our design of only upgrading a portion of the existing storm sewer system requires a waiver of this regulation.
10. (Storm #30) - SWM §11A-1101.1 The Applicant is required to design the proposed necessary upgrades to an existing stormwater system to meet the requirements of the Ordinance. Our proposed design has a 42-inch pipe connecting to a 24-inch pipe. A waiver request is need to seek relief of this requirement.

Discussion was centered around improving the stone culvert pipe, replacing and upgrading the headwall near the ball field with a concrete weir, as well as whether or not a representative from the Freeman Estate had been contacted. It was noted that someone had been contacted representing the Freemans and “provided it doesn’t cost the Freeman Estate a penny, there shouldn’t be a problem.”

Mr. Poff then asked the P&Z members not to Act on Waiver requests 9 and 10. Once he has gathered more information, he will then present it to P&Z.

9. Lebanon Valley Rail Trail – Cornwall Borough Trail Head

A representative from Wilson Consulting Group met with Hanover Engineering staff on April 28th to discuss a revised stormwater design for the project.

11. Zoning Map Corrections – Sycamore Hill Commercial District

The proposed Zoning Map amendment to expand the General Commercial District boundary along 72 (North of North Cornwall Road) to include the Sycamore Hills sales lot

parcel was submitted to the Lebanon County Planning Department for review on April 15th [see attached]. Comments from the Planning Department were received on April 23rd [see attached]. The Public Hearing on the proposed amendment is scheduled to be held at 6:45 PM, prior to the June 9, 2014 Borough Council meeting.

A motion was made to recommend to Borough Council to accept the Zoning Map Amendment. The motion was made by Mr. Snyder, with a second from Mr. Williams. All other P&Z members voted in favor of the motion.

11. Cornwall Inn – Stormwater Ordinance Exemption Request

The owners of the Cornwall Inn have submitted a request for exemption of the Stormwater Site Plan preparation and processing requirements of the Borough's Stormwater Management Ordinance. The exemption request appears to meet the requirements of the Ordinance [see attached]. Bob Lynn, representing Hanover Engineering and serving as the Borough's Engineer informed P&Z that he saw no problems with the exemption request.

Mr. Fratini made the motion, with a second from Mr. Williams to accept the submitted request for exemption and recommend to Borough Council to take the appropriate action. There were no abstentions and all other P&Z members voted in favor of the recommendation.

12. Cornwall Manor - The Woods Revised Site Plans –112 Overlook Drive

Paul Weidman, representing Cornwall Manor, presented information on the proposed model change from an Evergreen (1-car garage) to a Conifer model with a 1-car garage and the addition of a deck and sun room at 112 Overlook Drive in The Woods. The total proposed square foot change is approximately 235 square feet less than what was previously approved. Mr. Williams made the motion to approve the deviation from the original plan with a second from Mr. Snyder. Motion passed unanimously.

After review by Commission members, a letter was sent to County Planning on May 6th authorizing the issuance of a Building Permit for the proposed dwelling.

Mr. Weidman, at the last P&Z meeting, was asked to provide P&Z members with an updated calculation spreadsheet determining exactly how much additional impervious area has been added from the original approved Land Development Plan, and how much more can be accommodated in the future. Mr. Weidman apologized for not having the information completed for this month's meeting but stated he will confer with his engineer and get the documentation to P&Z next month.

13. Outside Business in a Residential Zoned Area – 128 Maple Lane - Bonalle

Mr. Snyder brought to the attention of P&Z members that a resident was questioning whether or not Mr. Bonalle's selling of firewood from his residence constituted a Business in a Residential Zoned area and would then be in violation of Borough Ordinances. Mr. Steckbeck, who was in attendance at the meeting, stated the matter should be referred to the Lebanon County Zoning officer. Mr. Snyder made the motion, 2nd by Mr. Karinch,

to recommend to Borough Council to investigate the matter and have the Borough Engineer contact the County Zoning officer. All other P&Z members voted in favor of this recommendation.

A motion was made by Mr. Karinch, 2nd by Mr. Fratini to adjourn the regular session meeting and enter into Executive Session. The motion was unanimously approved. The regular session meeting did not reconvene after the Executive Session.

Meeting adjourned at 8:35 p.m.

Upcoming Commission Meeting

Monday, June 2nd, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

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