



## **BOROUGH OF CORNWALL**

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### **PLANNING AND ZONING COMMISSION**

April 7, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, April 7th, 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 Beth Yocum

#### 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**

Ron Ruth, the current owner of 130 and 132 Hematite Lane, came before P&Z and informed them that he is in the process of getting a building permit from Lebanon County Planning. He mentioned he had spoken to representatives of County Planning who stated he should wait until the deed had been processed for both of his combined properties. He showed P&Z members a first floor sketch where he intends to add an apartment. He indicated where the two needed parking spaces will be located to meet zoning criteria. He also stated that Bob Mease from County Planning had come to the property and performed the needed inspections so he can proceed with his intended building plan modifications.

4. **Alden Place – Welcome Center**

No change in status since last month.

**5. Craig Holzman Lot - Rexmont Road**

Mr. Newman, current owner, has provided financial security for the improvements that remain to be completed on the lot. At the March 10<sup>th</sup> meeting, Borough Council acted to release Mr. Holzman's Letter-of-Credit.

**6. Cornwall Manor – Health Center**

No change in status since last month.

**7. Cornwall Manor – Carriage House Apartments**

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

**8. Zoning Map Corrections – Sycamore Hill Commercial District**

The proposed Zoning Map amendment to expand the General Commercial District boundary along State Route 72 (North of North Cornwall Road) to include the Sycamore Hills sales lot parcel has been submitted to the Borough Solicitor for review [**see attached**]. As part of the formal map amendment process a Planning & Zoning Commission recommendation for adoption of the map amendment by the Borough Council is required.

Mr. Simmermon made the motion, with a second from Mr. Fratini to recommend for Borough Council to adopt the Zoning Map Correction of the Sycamore Hill Commercial District property. All other P&Z members present voted in favor of the motion.

**9. Lebanon Valley Rail Trail – Cornwall Borough Trail Head**

Representatives from Wilson Consulting Group have been in contact with Hanover Engineering staff to ask questions during the preparation of the Stormwater Plan for the project. The Plan was received for review on Friday, April 4<sup>th</sup> and is currently under review.

**10. Alden Place – Community Center**

Steve Dellinger and Jeff Steckbeck met with Bob Sentz and Song Kim from the Lebanon County Planning Department on March 13<sup>th</sup>. Subsequent to that meeting, the Planning Department issued its determination on the use in question (**see attached LCPD letter dated March 19<sup>th</sup> from Bob Sentz**). The Planning Department's determination was that the current uses of the Community Center facility are in compliance with the Cornwall Borough Zoning Ordinance and the Tentative Plan approval for Alden Place.

Much discussion was held focusing on the original intended use of the community building and the location of future commercial pursuits on the Alden Place property. The language of the Borough Zoning Ordinance appears to be in Mr. Hurst's favor which facilitated the Planning Department's determination.

Mr. Fratini made a motion, 2<sup>nd</sup> by Mr. Williams to have Borough Council study the County Planning decision and extract more clarification as to what exactly can be put into the Community Building space should the property ever be sold and a successor wishes to change or modify its current acceptable use. All other P&Z members voted in favor of this motion, except Mr. Karinch who abstained.

For clarification purposes, Jeff Steckbeck was directed by P&Z to get a copy of the original Public Offering Statement from the County courthouse so as to be able to provide copies for Borough Council members at their next scheduled meeting, Monday, April 14<sup>th</sup>.

## **11. Sacred Heart Church – Land Development Plan**

The formal Land Development Plan was submitted on February 18, 2014. A review letter on the Plan was completed and distributed on March 19<sup>th</sup> (see attached). A meeting is scheduled for April 10<sup>th</sup> between representatives of the Church and Hanover Engineering staff to discuss the Plan review comments in detail.

Mr. Boughter, representing the Highway Committee for Borough Council made two recommendations to Mr. Poff, who was present and representing Sacred Heart. Mr. Boughter stated that the highway committee does not want a Spruce Street exit nor does the committee believe that Spruce Street has the width to comply with Borough Ordinances, should no parking signs be installed on the south side of the street. It was later verified by Mr. Steckbeck that the street does indeed conform to PennDOT regulations.

Highway Committee Recommendations:

#1: Widen the current Cornwall Road exit to accommodate three lanes of traffic. There would be two turning lanes (exits) and one entrance.

#2: Incorporate two separate entrance and exits onto church property. The only entrance would be off of Spruce Street and the only exit would be onto Cornwall Road, near or about the current exit.

Mr. Poff stated that he will look into the different recommendations and bring them up for discussion and clarification at Thursday's scheduled meeting with Hanover Engineering to go over the Plan's review comments.

There was additional discussion concerning how the stormwater issue will be resolved. It appears that the main issue centers around how the flow of water from the stone channel can be slowed prior to its termination at the hedgerow headwall, which is currently in a state of disrepair. Mr. Poff proposes to replace or repair the headwall and install a new pipe from the catch basin along Cornwall Road and tie that into the existing corrugated pipe that goes under the football/baseball fields, eventually flowing into the Snitz Creek. It was once again determined that the on-site soil condition is not suitable for any major impact for water absorption.

Mr. Poff asked the question as to what the P&Z members thought about the planned landscaping indicated currently on the proposed land development plan and all members indicated they had no issues with what is currently proposed.

Mr. Poff and his associates are in contact with local representatives of the Freeman Estate, current property owners through which the stormwater current traverses. The dilapidated headwall is also on the Freeman property. Mr. Poff once again stated that he is under the impression that if need be, they can proceed with improvements under the "Right by Prescription" to move the project forward.

## **12. Cornwall Manor - The Woods Revised Site Plans – 503, 517, 521 Sassafras Drive**

Paul Weidman, representing Cornwall Manor, presented information on the proposed changes to the dwellings to be located at Lots 503, 517, and 521 Sassafras Drive.

Lot 503 Sassafras Drive – the addition of a sun room and deck. The total square foot change is 256 greater than what was previously approved.

Lot 517 Sassafras Drive – a model change from a Willow (2-car garage) to an Evergreen model with a 2-car garage and the addition of a sun room. The total square foot change is 240 greater than what was previously approved.

Lot 521 Sassafras Drive – a model change from a Conifer (1-car garage) to an Evergreen model with a 2-car garage and the addition of a sun room. The total square foot change is 1,120 greater than what was previously approved.

After review by Commission members, a letter was sent to County Planning on April 8th authorizing the issuance of Building Permits for the three (3) proposed dwellings [**see attached**].

Mr. Weidman, as he has done in the past, was asked to provide P&Z members at their next meeting 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 stated he will confer with his engineer and get the documentation to P&Z next month.

## **13. Bridge Concerns – Updates – Burd Coleman Road and Alden Street**

John Karinch informed P&Z members of some changes that will be affecting the bridge and intersection at Burd Coleman Road and Alden Street. He said that the current "Yield" sign will be replaced by a "Stop" sign to avoid confusion for motorists. He also mentioned that the radius of the turn will be reconfigured in hopes of avoiding accidents and contact with the sand stone bridge abutments. It was also indicated that there will be a new entrance for the tennis courts that will be located off of Alden Street rather than from the current intersection area of Burd Coleman Road.

Mr. Karinch also indicated it was advisable to take action on the upstream side of the bridge to avoid future erosion issues. A plan is currently being devised to alter the flow

away from the bridge foundation to eradicate the erosion concern. He mentioned there are monies available for these repairs.

A motion was made by Mr. Fratini and 2nd by Mr. Snyder to adjourn the meeting and was unanimously approved.

**Meeting adjourned at 8:50 p.m.**

**Upcoming Commission Meeting**

Monday, May 5th, 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