



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

July 2, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, July 2, 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 7:33 P.M.

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

Subsequent to last month's Planning and Zoning Commission meeting, the Developer was notified about the complaints related to high weeds, etc. on the property. Several members of the P & Z Commission drove by the site prior to the scheduled meeting and noticed that high weeds were still growing on the property. A motion was made by Jeff Snyder and a second by Jim Williams that weed control needs to be addressed on a continual basis and that Council needs further enforcement to do so. It was mentioned that this condition probably did not comply with the Borough's weed ordinance.

Steve Dellinger was asked to write a letter to the Developer stating that P & Z members felt that adequate time has already been given to address the swale/driveway issue. Last month the developer stated that the issue would be taken care of as soon as "it dried up a bit." A consensus of P & Z members felt that things were currently pretty dry.

The signed Indemnification Agreement was recorded on June 22nd [see attached].

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

The Conditional Use application to construct an apartment conversion at 301 Boyd Street was approved by Borough Council at its June 11th meeting.

4. **Alden Place – Community Center**

The question was raised as to whether or not the renting out of the Community Center at Alden Place to the general public for wedding receptions, etc. was permitted under the original approval of the Alden Place Development. Mr. Dellinger could not locate a copy of the originally approved Tentative Plan drawings that identified proposed buildings and uses for the Development. Mr. Dellinger had recently asked Jim Henke, of Pioneer Management, to provide relative plan sheets pertaining to the Community Center.

5. **Minersvillage – Mike Fiorentino – Proposed Garage**

A Building Permit was approved by the county for the proposed garage.

6. **The Woods – 538 Sassafras Drive**

Paul Weidman, a representative of Cornwall Manor, contacted Steve Dellinger, the Borough Engineer and stated that he was denied a building permit by the County. The reason given for the denial was that the County had not received a letter stating that the proposed changes were acceptable to the Planning and Zoning Commission. In the past the P & Z minutes had been sufficient for compliance, but it was agreed upon by the P & Z members that a letter would always be sent by the Borough Engineer when changes are made to clear up any confusion that may arise and for documentation purposes.

7. **Alden Place Welcome Center**

On June 4th, Cornwall Associates submitted a Conditional Use Application to construct a “Welcome Center” next to the entrance of Alden Place. At the June 11th Borough Council meeting, Borough Council authorized the advertisement of a Public Hearing at 6:00 PM on August 13th and referred the Application to the Planning and Zoning Commission for a recommendation. Hanover Engineering staff is currently reviewing the Conditional Use Application.

P & Z members did not have an opportunity to view the drawings nor Conditional Use Application prior to the meeting. Copies apparently had been submitted but were not available to the Commission members at the time of the meeting. Commission members viewed Mr. Dellinger’s drawings and had some questions and concerns that will be addressed at next month’s meeting.

8. **Sight Distance – Maple Lane at North Cornwall Road**

John Karinch indicated that this issue had been discussed at Borough Council’s meeting last month. It was advised that Chief Harris was to contact the property owner to see if any immediate actions could be taken to help resolve this safety issue.

9. **Dead Trees adjacent to Maple Lane**

Borough Council had discussed this issue at their last meeting. Mr. Karinch stated that the Borough’s Solicitor said that we would have to adopt an ordinance in order to

proceed legally. The Solicitor is looking into the matter and it will be revisited at the next Borough Council meeting.

Upcoming Commission Meeting

Monday, August 6th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 8:15 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