



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

July 6, 2015

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, July 6, 2015 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini John Karinch Jim Williams Bruce Conrad

Borough Officials

Josh Weaber – Steckbeck Engineering

Public

List is attached

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

New Business

1. **Iron Valley Golf Club – Snow Tubing Operation**

Jonathan Byler presented plan to add snow tubing operation on driving range December through February winter months up to 10:00 pm. A rope lift will be included. Lighting plans and EMS permit will be required. Mr. Fratini made a motion to approve subject to EMS permit, lighting plan and approval from Mr. Song of County Planning. Motion was seconded by Mr. Snyder. Motion passed with Mr. Karinch abstaining.

2. **Arden Snook – Boyer's Cafe**

Mr. Snook presented updated plan. Second floor will be a single family living area instead of apartments. Plan contained layout for 19 parking spaces, including a paved, lighted area behind the building. Mr. Fratini made a motion to accept the plan. Mr. Snyder seconded. Motion passed unanimously.

3. **The Preserve at Historic Cornwall Village – Phase 1N**

H & K desires to be developer, not builder. Mr. Paul Callahan of H&K and Mr. Mike Garman of Garman Builders presented plan for Garmen to build age targeted 56 twin units in the area south of Miners Village. There is a possibility of having UGI run natural gas line to the area. Time line is at least a year of engineering work and 2 – 3 years buildout. P&Z obtained a commitment that the new road leading west from this area will be built within 4 years from the recording date of the plan and that no construction in the triangle (near Boyd St & 322) will commence until the road is built.

4. **122 Juniper St**

It was reported by Mr. Merkey that the house was recently broken into. Items stored on the property remain an issue. Mr. Karinch will propose at the Borough Council meeting that Council and P&Z work together on updating Health and Sanitation ordinances.

5. **P3Towers**

Mr. Karinch reported recent conversation regarding using the old hoist house property for the tower. H&K would donate the land to the Borough. Current zoning would not permit a cell tower. Mr. Snyder made a motion that a text amendment to the zoning ordinance be made that would allow municipal owned property only to have a cell tower built on it. Motion was seconded by Mr. Williams. Motion passed with Mr. Karinch abstaining.

6. **Cornwall Manor – The Woods**

Paul Weidman presented a plan to change the house design at 109 Overlook Dr. to include a sun room. The change results in an increase of 140 sq. ft. of impervious coverage. Mr. Snyder made a motion to approve the change. It was seconded by Mr. Karinch. Motion passed unanimously.

Old Business

1. **Bollard – Mine Road Subdivision** – The single family dwelling is under construction. Matthew and Hockley Assoc. performed inspections of the infiltration trench on 5/27/15. Runoff complaints addressed by LCCD
2. **Lindsay Kresge and Pete Uhlig – Subdivision – Common Driveway** – No new correspondence.
3. **Sacred Heart – Land Development Plan** – Construction in Progress.

4. **Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2** – Revised Final Plans conditionally approved conditioned on satisfying the Hanover Engineering letter dated January 13, 2015 including; providing signatures on plans, execution of a Developer’s Agreement, providing the required financial security, and satisfying recreation fees. No new correspondence.
5. **Yordy (Schott) Property – Stormwater Exemption Request** – Construction in Progress. Driveway inspected prior to paving on May 29, 2015.
6. **David and Kristee Morris – Stormwater Inspection** – Inspections ongoing.
7. **H&K – The Preserve at Historic Cornwall Village** – No new correspondence.
8. **Alden Place – Welcome Center** – No new correspondence. Josh Weaber to clarify status.
9. **Cornwall Manor – Health Center** – Inspections ongoing.
10. **Cornwall Manor Carriage House Apartments** – Inspections ongoing.
11. **Lebanon Valley Rail Trail – Cornwall Borough Trail Head** – No new correspondence. They are in the bidding stage.

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

Meeting adjourned at 8:45 p.m.

Upcoming Commission Meeting

Monday, August 3, 2015, Planning & Zoning’s regular meeting at 7:30 p.m., Borough Hall.

Respectfully submitted,
James Williams
Acting Secretary

Cc: Borough Council
Jeff Steckbeck, Borough Engineer
County Planning Department
Josele Cleary, Solicitor