



# BOROUGH OF CORNWALL

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## PLANNING AND ZONING COMMISSION

June 4, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, June 4, 2012 at the Borough Hall. In attendance were:

### Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

### Borough Officials

Steve Dellinger Gerald Boughter

### 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)**

A letter regarding the project was sent to the Developer on May 9<sup>th</sup> [see HEA Letter attached]. A response via email was received on May 9<sup>th</sup>, in which the Developer indicated that the swale/driveway modifications would be done "as soon as it dries up a bit." The temporary driveway was discussed. There was agreement on the point that, to date, the driveway has not caused water to flow out onto Boyd Street. It was the consensus of the Commission to continue to monitor progress on the corrections to the driveway/swale over the next few months. Several members of the audience indicated that there were ongoing issues with high weeds on the property, stones blocking the catch basins and water flowing across Granite Street during high rainfall events.

3. **Cornwall Manor-Woodside Apartments**

The Conditional Use application to construct an apartment building in excess of 45 feet in height (the Woodside Apartments project) was approved by Borough Council at its April 9<sup>th</sup> meeting. The next step will be the submission of a Land Development Plan. The Zoning Officer at the Lebanon County Planning Department has indicated that the off-street parking space projections for the project are satisfactory as long as none of the programming and building features that were used in the calculation are changed [see attached parking space projections chart.] Paul Weidman reported that the preparation of the required Land Development Plan is currently underway.

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

The Lot Annexation Plan – for the purpose of conveying land from Steven and Margaret Progin to Glen and Linda Krall – was approved by Borough Council at its May 14<sup>th</sup> meeting.

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

The Dyers submitted a formal Application to the Borough for the proposed apartment conversion at 301 Boyd Street [**see attached**]. The property was posted and a Public Hearing on the Application is scheduled for June 11<sup>th</sup> at 6:00 PM. Ray Fratini relayed the contents of an email from the Municipal Authority, which indicated that the conversion apartment, if approved, would require the purchase of an additional EDU for water/sewer service. The Dyers will be notified of this requirement.

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

Mr. Fiorentino is looking to construct a detached garage at the rear of his property 310 Boyd Street. The proposed garage would be accessed off of Gold Street. Since the property is located in the Historic Overlay District, the County Zoning Officer requested that Mr. Fiorentino attend the meeting to get the Planning and Zoning Commission’s approval under the architectural compatibility provision of the Zoning Ordinance. A motion was made by Mr. Fratini with a second by Mr. Snyder recommending approval of the proposed garage design. Under Section 14-2108.3.D. of the Zoning Ordinance, the design also has to be approved by Borough Council. It also was noted that a Driveway Permit will be required.

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

Paul Weidman, representing Cornwall Manor, presented information on a proposed house model change in The Woods - a model change from a Laurel to the proposed Willow model with an oversize (12’ x 18’) sun room. All zoning setback requirements are within Borough guidelines. The total square foot change is approximately 150 square feet greater than what was previously approved. A motion was made by Mr. Snyder with a second by Mr. Williams to approve the change under the new “plan deviation” guidelines.

8. **The Woods – Phase 2B**

Paul Weidman, representing Cornwall Manor, presented information on a proposed change to the types of housing models for Phase 2B of the Woods development. A total of 32 units were approved when the overall Plan was approved in 2004. Under the proposal, a new, smaller duplex unit would be built and the mix of dwelling sizes would change. The 2004 Plan as approved included 14 large, 8 medium and 10 small units. The proposed mix of dwelling types would include 10 large, 10 medium, 6 small and 6 smaller units. Even with construction of optional decks and sunrooms, the overall impervious area under the proposed mix of dwelling type would be less than what was approved in 2004. It was the consensus of the Commission that this change would be acceptable.

**9. Alden Place – Community Center**

Someone contacted one of the Commission members and raised a concern that the Community Center at Alden Place is being rented out to the general public for wedding receptions, etc. – not limited to such use by residents and their family members of Alden Place. The question was raised as to whether or not such a use was permitted under the original approval of the Alden Place development. Mr. Dellinger offered to provide Commission members with a copy of the original decision on the development – if it can be located easily within his office domain.

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

Mr. Snyder expressed a concern over the lack of adequate sight distance for people pulling onto North Cornwall Road from Maple Lane. The problem includes untrimmed bushes, as well as the bank adjacent to the road. He was directed to express his concerns to Chief Harris.

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

Mr. Snyder expressed a concern over several trees adjacent to Maple Lane with dead branches that create an unsafe condition to motorists traveling on the street. After some discussion, it was the suggestion of the Commission that the Borough Council investigate adoption of an Ordinance that would require the removal of dead/unsafe trees – at the expense of the responsible property owner.

**12. H&K Status Update**

Mr. Karinch indicated that he had been informed that PennDOT has approved the removal of the Limited Access designation on the portion of US 322 impacted by the proposed main entrance. The Federal Highway Administration also has to approve the removal of the designation before the Highway Occupancy Permit can be issued.

**Upcoming Commission Meeting**

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

**Meeting adjourned at 8:40 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