



## BOROUGH OF CORNWALL

36 Burd Coleman Road  
PO Box 667  
Cornwall, Pennsylvania 17106-0667  
Phone: (717) 274-3436 Fax (717)274-3496

### PLANNING AND ZONING COMMISSION SEPTEMBER 21, 2011

A special meeting of the Cornwall Borough Planning and Zoning Commission was held on Wednesday, September 21, 2011 at the Borough Hall. In attendance were:

#### Commission Members

Jeff Snyder Robert Simmermon Jim Williams Joe Lescisko

#### Borough Officials

John Karinch Ray Fratini Josele Cleary

#### Public

List is Attached

1. Vice Chairman, Jeff Snyder, called the meeting to order at 6:30 P.M.

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

Tonight's meeting is a continuation of the discussion of H&K's Tentative Plan submitted to the Borough on August 19, 2011. P&Z will be reviewing the following: 1) Final 47 conditions that H&K has said they will agree to; 2) review the revised Financial Impact Report prepared by Glackin, Thomas & Panzak (GTP); 3) review of Chris May's transportation comments (attached 9/21/11) and 4) review of Hanover Engineering comments (Attachments, 9/21/11).

- **Revised 47 Conditions**

- The original agreed upon number of conditions was 48, but because Ironmaster Road Bypass was eliminated (Condition #22), there are now 47 proposed conditions.
- After a review and comments by everyone in attendance, the following motion was made: A motion by Mr. Lescisko, seconded by Mr. Simmermon and unanimously approved to recommend to Borough Council changes to #9, #12, #13, #14, #16 and to reinstate #22. Attached are the 48 Conditions.

- **Revised Fiscal Impact Report**

- Erik Hetzel, from Glackin, Thomas & Panzak (GTP) presented a 3<sup>rd</sup> revision of the Financial Impact Report (attached, 9/21/11) with backup on the correct unit mix for each Phase, which validates how the income was derived. They also provided a nine point explanation (attached) that shows how some of the revenue and expense dollars were determined.

- A motion was made by Mr. Lescisko to recommend to Council approval of the Fiscal Impact Report. The motion died for lack of a second.
- A second motion was made by Mr. Simmermon and seconded by Mr. Williams and Mr. Snyder to recommend to Borough Council that due to the fact that P&Z did not have adequate time to review the revised fiscal impact, the revision should be looked at by Borough Council prior to their next meeting.

- **Chris May Transportation Report**

- Chris May reviewed with the members and H&K staff his five page report with 25 comments (attached, 9/21/11).
- A motion was made by Mr. Simmermon and seconded by Mr. Lescisko and unanimously approved to recommend approval of Chris May's report to Borough Council. H&K has indicated that they will have comments on the report for Monday night's meeting (9/26/11).

- **Hanover Engineering First Review Comments**

- Steve Dellinger and Bob Lynn presented their comments on the Tentative Plan. After some discussion as to which comments were related to the Tentative Plan versus subsequent Final Plans, they agreed to prepare a revised review letter that only included Tentative Plan specific comments. The remaining comments will be provided to H&K for consideration if/when the first Final Plan is prepared. A motion was made by Mr. Williams and seconded by Mr. Snyder and unanimously approved to recommend to Borough Council approval of Hanover's comments and that H&K incorporate these comments into the Tentative Plan or show cause why they should not. Hanover also provided a letter regarding the requested modifications to the SALDO. The modifications request will be discussed at next month's Planning and Zoning Commission meeting.

3. **Monday, September 26th, Public Hearing at Borough**

A motion was made by Mr. Snyder and seconded by Mr. Zimmerman and unanimously approved to have Mr. Lescisko, Mr. Dellinger (Hanover Engineering) and Christ May represent P&Z at the Public Hearing and provide testimony.

4. **Upcoming Commission Meeting**

Monday, September 26<sup>th</sup>, Public Hearing on H&K Tentative Plan meeting at 7:00 p.m., Borough Hall, if the Borough Hall cannot accommodate the attendees, the meeting will move to the Cornwall Elementary School Auditorium.

5. **Meeting adjourned at 9:30 p.m.**

Respectfully submitted,

Joe Lescisko  
Secretary

Cc: Borough Council  
Jeff Steckbeck, Borough Engineer for Public Works  
County Planning Department  
Steven Dellinger, Borough Engineer for SLDO  
Josele Cleary, Solicitor