

PLANNING AND ZONING COMMISSION
June 1, 2009

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, June 1, 2009 at the Cornwall Elementary School. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Joe Lescisko Jim Williams Jeff Snyder

Borough Officials

Jeff Steckbeck Steve Dellinger Councilman Koehler, Lazorick & Vranesic

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Iron Valley Estates – Lot 2**
At the May 11th meeting, Borough Council approved the release of the remaining financial security for this lot.
3. **Iron Valley Estates – Lot 27**
The required trees have apparently been planted. Steve Dellinger will schedule a site visit in the near future to verify the location and size of the trees.
4. **Steven and Bonnie Wenger – Minor Plan (Rexmont)**
Revised minor subdivision/lot annexation plan received on May 4th. Review letter was issued on 5/29/09 [**see attached letter**]. Additional revisions were received on June 1st. A revised plan will be submitted for approval at the July meeting.
5. **The Woods – 529 Sassafras Drive**
A plan revision for the addition of a sun room and screened-in deck at 529 Sassafras Drive was requested and approved [**see attached letter**].

6. Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)

The review time for this plan has been extended until August 15, 2009.

7. There has been no change in status since the May 2009 meeting for the following lots/projects:

- **Iron Valley Estates – Lot 20**
- **Iron Valley Estates – Lot 21**
- **Iron Valley Estates – Lot 52**
- **Miners Crossing –Overall Development**
- **Miners Crossing –As-Built Plans for Individual Lots**
- **Miners Crossing – Lot 59**
- **Miners Crossing – Lot 66**
- **Miners Crossing – Lot 72**
- **Miners Crossing – Lot 74**
- **Krissinger Property (Stoner Subdivision)**

8. Hoover - 219 Burd Coleman Road

Mr. and Mrs. Hoover were instructed by County Planning to approach the P & Z Commission regarding constructing a deck (18'LX10'D) and fence (10'X6'H) on their property since this property is in the Historic District [drawing attached]. What is proposed by the Hoovers appears to comply with the requirements of the Historic Overlay District.

A motion was made by Mr. Fratini, 2nd by Mr. Lescisko and unanimously approved to instruct County Planning to issue a building permit for the deck and fence.

9. Iron Valley Golf Club

A letter was received from Mr. Byler (5/11/09) requesting a return of their \$15,000.00 deposit since the club house is finished. The Borough engineer, Mr. Steckbeck instructed the commission not to release the funds until the 13 replacement trees are planted.

10. Calvania – Alden Mansion

The Lebanon Daily News Article of May 24th reported that the Alden Mansion now houses a museum; there will be historical tours of the site; and the Mansion may be the future home of the Millwood Foundation. The Tentative Hearing Decision and the Final Tentative Plan stipulate that the Alden Mansion shall only be used as a single family dwelling. Testimony by Kip Kelly at the Tentative Hearing of 2/13/07 confirms his understanding that the mansion shall only be a single family dwelling unless and until another Tentative Hearing is held for any other use. Dr. Yocum's attorney David Tshudy indicated his client's objection to the project and in Mr. Tshudy's letter to the Borough dated October 25, 2007 he reiterates his understanding of Mr. Kelly's testimony that the mansion will only be used for a single family dwelling. The conversion of or use of the mansion as

a museum and tourist destination is a violation of the zoning ordinance. A Tentative Hearing and approval by Council is required for these uses. The Alden Mansion has only two parking spaces which is an insufficient number for non-residential uses. A motion was made by Mr. Simmermon, 2nd by Mr. Snyder and unanimously approved to recommend to Borough Council to send this back to the Zoning Officer – County Planning for enforcement action.

11. Laverty Stone Retaining Wall – 274 Rexmont Road

The retaining wall along Rexmont Road fell down 3 weeks ago. It is located in the Road right-of-way. Laverty has hired Dan Carpenter to rebuild the wall. Jeff Steckbeck consulted with Tom Smith and they have determined that since it will be re-built at the same location and will be the same height, that no road occupancy permit is required.

12. Palmer Street Stop Sign

Mr. Fratini asked Mr. Steckbeck what P & Z can do to slow down traffic coming off Palmer Street Hill in the Hilltop Development [map attached]? In order to have a stop sign on Palmer Street, there needs to be sufficient level stopping distance which appears there is not or instruct the developer to install speed limit signs on Palmer Street. A motion was made by Mr. Fratini, 2nd by Mr. Simmermon and unanimously approved to recommend to Borough Council speed limit signs be installed. Mr. Lescisko, who lives at the corner of 13 Palmer Street and Lynch Drive requested that possibly a stop sign be installed on Lynch Drive that intersects with Palmer Street. There are now over 15 children in the development and numerous walkers. Mr. Lescisko will submit a letter to the Borough manager requesting a review of this request.

13. Alden Place

A notice was received from Pioneer Management Company (5/22/09) regarding a permit Alden Place will submit to extend a road in their development across wetlands.

14. H&K Plan – The Preserve at Historic Cornwall Village

Paul Callahan representing Haines & Kibblehouse started the presentation by introducing the members of the developer's team. Mr. Steckbeck (who is consulting for H&K) gave an historical overview of the 570-acre property, along with background information relating to the "Comprehensive Settlement Agreement" which led to the existing zoning and current uses of the tract. H&K described the existing mining activities that are permitted on portions of the tract. Paul Callahan briefly described the major proposed uses in the development: a "destination" hotel with indoor water park; rental cottages; a mix of residential dwelling types; and "village commercial" uses. The site designer, Robert Heuser of Heuser Design, described the initial Concept Plan that was prepared and presented at numerous Focus Group meetings. After listening to the concerns of the citizens of Cornwall who attended the meetings, a revised Concept Plan was prepared, which was further described by Mr. Heuser. Mr. Heuser also prepared a

“by right” Plan, which depicted a development pattern that could be conceivably constructed under the regulations in the current Borough Zoning Ordinance. [The developer’s preferred plan will require amendments to the Borough’s Zoning Ordinance and Zoning Map.] The revised Concept Plan would include (1) a 200-250 room hotel with indoor water park; (2) 60 rental cottages; (3) approximately 590 residential dwelling units – including single family detached, twins, townhomes and “manor house” apartments; (4) 150,000 square feet of “village commercial” space; and (5) numerous active and passive recreational areas. Major transportation facilities would include (1) a Boyd Street “bypass” around Minersvillage; (2) a bypass around Burd Coleman with a connection to Ironmaster Road near Route 117; and (3) a new, direct connection to Route 322. Architect Cheryl O’Brien presented architectural renditions of the buildings and where the development will take place. This was followed by a brief presentation by Eric Hetzel of Glankin Thomas Panzak, Inc. on the fiscal impacts of the development. Also a discussion of the preliminary traffic impacts of the proposed development by Eric Mountz of Traffic Planning and Design, Inc. John Haines, President of H&K, closed the presentation by expressing his enthusiasm for the development of the project. The Developer’s team then responded to numerous questions raised by the audience.

The Iron Valley Phase 1 Home Owners Association provided a written statement (6/1/09 attached) with a list of their comments/concerns. Also attending tonight’s presentation were perspective individuals (list attached) who will be submitting proposals to review H & K’s work on behalf of the Borough. Their proposals will be reviewed by the ad hoc committee and a recommendation on who to hire(s) will be presented to Borough Council.

A similar presentation will be made to Borough Council at the June 8th meeting. What H & K is looking for at the Borough Council meeting on June 8 is a “Go Ahead” to proceed with the “preferred” Concept Plan. This will require the preparation of amendments to the text of the Borough Zoning Ordinance, as well as amendment to the existing Borough Zoning Map.

15. Ben Bernard – 215 Rex Street

Mr. Bernard is proposing to expand his in-home bakery business to a larger space in an existing detached garage on his property. The property is located in the Village Residential (RV) Zoning District. The most similar use permitted in the RV District appears to be a home business use. It was recommended that Mr. Bernard meet with Zoning Officer Julie Cheyney to pursue approval of variances to the home business provisions of the Zoning Ordinance – specifically the definition of Home Business in Section 202 (which has a limitation of two non-resident employees) and Section 2611 B.2. (which restricts the use to the dwelling unit). If the variances are granted, Mr. Bernard will then need to seek Conditional Use approval from Borough Council.

16. Upcoming Commission Meeting

- Borough Council Meeting, Monday, June 8th, regular meeting @ 7:00 pm, Cornwall Elementary School Auditorium – H & K Plan.
- Monday, July 6th Planning & Zoning regular meeting @ 7:30 p.m., Borough Hall.

17. Adjourned 10:00 p.m.

Respectfully submitted,

Joseph L. Lescisko
Secretary

www.cornwall-pa.com

cc: Borough Council & Solicitor
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Hanover Engineering