



# BOROUGH OF CORNWALL

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## PLANNING AND ZONING COMMISSION

August 3, 2015

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, August 3, 2015 at the Borough Hall. In attendance were:

### Commission Members

Raymond Fratini John Karinch Jim Williams Jeff Snyder 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. Cornwall Manor – Carriage House Apartments

Cornwall Manor is requesting release of financial security in the amount of \$370,000 as recommended by Matthew & Hockley. As built plan needs to be submitted when the health center is completed. A motion was made by Mr. Fratini to recommend Borough Council release financial security in the amount of \$370,600. Mr. Snyder seconded the motion. Motion passed unanimously.

#### 2. Lazorcik – Dog Grooming

Mr. & Mrs. Lazorcik presented parking plan which provides for adequate parking. Mr. Snyder made a motion to recommendation approval their parking plan. Motion was seconded by Mr. Conrad. Motion passed unanimously.

3. **Iron Valley Golf Course – Snow Tubing**

Mr. Harper, COO of Iron Valley Golf Club, presented a lighting plan which consists of six (6) 40 foot stanchions with lighting pointing downward (see attached). Many residents of Iron Valley Drive were present to voice their concerns regarding lighting, noise, traffic safety/control, hours of operation and how the snow tubing business might affect the character of Iron Valley Estates. Mr. Sheridan, 103 IVD, read excerpts from a letter he sent to the Borough. Mr. Bialecki, 120 IVD, presented a document with residential concerns. Mr. Zimmerman, 129 IVD, presented a document with his concerns. After hearing all concerns expressed by residents, a motion was made by Mr. Fratini to recommend that Borough Council request that the Lebanon County Zoning Officer, to the extent that the zoning ordinance allows, requires Iron Valley Golf Club to obtain an independent study by qualified professional engineer(s) regarding the impact that the proposed snow tubing operation will have on the residents of Iron Valley Drive in regards to lighting, noise, hours of operation and traffic safety/control, and depending on the information from the study, then impose conditions/restrictions on each of those four areas of concern which may be warranted to assure the snow tubing operation meets the objective criteria of the zoning ordinance and to protect the neighborhood. Motion was seconded by Mr. Snyder. Motion passed with Mr. Karinch abstaining.

4. **Ezren – Cul-de-sac**

Mr. Ezren, 9 Water Street, presented a plan to have a cul-de-sac installed on his property to prevent drivers from coming all the way up his drive to turn around. A motion was made by Mr. Fratini to recommend that Borough Council have the Highway Committee review the plan and if determined to be feasible, approve it. Motion seconded by Mr. Conrad. Motion passed with Mr. Karinch abstaining.

5. **P3Towers**

Mr. Karinch reported H&K will not be turning over parcels to the Borough that were potential sites for a cell tower and that another Borough site near the skating rink off Old 322 and Boyd St. is now under consideration.

**Old Business**

1. **The Preserve at Historic Cornwall Village – Phase 1N** – H&K has withdrawn their request.
2. **122 Juniper Street – Toy Town** – Council to consider updating ordinances. Discussions ongoing.
3. **P3Towers – Cell Phone Towers** – No new correspondence. Discussions ongoing.
4. **Arden Snook (Boyer’s Café)** – No new correspondence.
5. **Bollard – Miner’s Village Subdivision** – Construction mostly complete. Awaiting request for final inspection.

6. **Lindsay Kresge and Pete Uhlig – Subdivision – Common Driveway** – No new correspondence.
7. **Sacred Heart – Land Development Plan** – Construction in Progress.
8. **Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2** – Plans approved and expected to be recorded early August.
9. **Yordy (Schott) Property – Stormwater Exemption Request** – Construction in Progress. Waiting request for final inspection.
10. **David and Kristee Morris – Stormwater Inspection** – Inspections ongoing.
11. **H&K – The Preserve at Historic Cornwall Village** – No new correspondence.
12. **Alden Place – Welcome Center** – No new correspondence. Josh Weaber to clarify open issues for next month's meeting.
13. **Cornwall Manor – Health Center** – Inspections ongoing.  
**Lebanon Valley Rail Trail – Cornwall Borough Trail Head** – No new correspondence

A motion was made by Mr. Karinch and a 2<sup>nd</sup> by Mr. Williams to adjourn the meeting. It was unanimously approved.

**Meeting adjourned at 9:40 p.m.**

**Upcoming Commission Meeting**

Monday, September 8, 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