



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

August 5, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, August 5, 2013 at the Borough Hall. In attendance were:

Commission Members

Jeff Snyder John Karinch Jim Williams

Borough Officials

Steve Dellinger Joe Keaney

Public

List is Attached

1. Mr. Snyder called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**
No change in status since last month's meeting.
3. **H&K – The Preserve at Historic Cornwall Village**
No change in status since last month's meeting – still waiting for acquisition of the access.
4. **Alden Place – Welcome Center**
Construction continues on the project. Inspections of improvements have been performed when requested.
5. **Cornwall Manor – Carriage House Apartments**
No action on the recommended waivers/modifications was taken at the July 8th Borough Council meeting [see recommendation letter dated July 5th]. A revised Preliminary/Final Land Development plan was received for review on July 15th and was reviewed [see recommendation letter dated August 5th]. Paul Weidman reported that he is hoping to have DEP permit approval by the end of August. After some discussion, a motion was made by Mr. Karinch with a 2nd by Mr. Snyder to recommend approval of the Plan, with the following comments and/or conditions:

- The streets in the development shall remain private;
- A Developer's Agreement shall be required;
- Recreation fees shall be assessed based on the total new units proposed;
- All remaining comments in the Hanover Engineering letter dated August 5, 2013 shall be satisfactorily addressed.

Motion passed unanimously.

6. **Craig Holzman Lot - REXMONT ROAD**

Revised Grading and Drainage Plans were submitted on July 18th for the lot on REXMONT ROAD that Craig Holzman subdivided from his original lot back in 2004 **[see attached]**. The purpose of the Revised Plans is to relocate/reconfigure the driveway from what was shown on the recorded Plan. Mr. Dellinger indicated that the review has been completed and a review letter will be issued shortly. A motion was made by Mr. Karinch with a 2nd by Mr. Snyder to approve the Plan revision, provided that all comments from Hanover Engineering be satisfactorily addressed.

Motion passed unanimously.

Once all review comments have been satisfactorily addressed, the Borough Engineer, Steve Dellinger, will write a letter to County Planning to inform them of these approved changes.

7. **Jeffrey and Elizabeth Yocum - Lot Annexation Plan**

A Lot Annexation Plan was received for review on July 22nd. A Review Letter on the Plan was prepared and distributed on July 29th **[see letter dated July 29th]**. A Revised Plan was submitted on August 1st and reviewed on August 2nd **[see letter dated August 2nd]**. Josh Weaber reported that he had received an email from Lori Books (LCPD) indicating that the Planning Module waiver had been approved. After some discussion, a motion was made by Mr. Williams with a 2nd by Mr. Karinch to recommend approval of the Plan, provided that all remaining comments in the Hanover Engineering letter dated August 2, 2013 shall be satisfactorily addressed.

Motion passed unanimously.

8. **Cornwall Manor – The Woods – Phase II-B**

Paul Weidman, representing Cornwall Manor, presented information on a proposed house model change at 100 Overlook Drive in The Woods (see attached sketch). The proposal is for a model change from an Evergreen model with a 1-car garage to an Evergreen model with a 2-car garage, loft, a larger sun room and a deck. The total proposed square foot change is 863 greater than what was previously approved.

A motion was made by Mr. Karinch with a 2nd by Mr. Williams to approve the changes, resulting in a total of 863 sq. ft. greater impervious cover. All present members voted in favor of these changes. Mr. Dellinger will write a letter to County Planning to inform them of these approved changes.

9. **756 Aspen Lane – Parked Travel Trailer**

The Zoning Officer contacted the property owner and the travel trailer was subsequently moved to be in compliance with the Zoning Ordinance. (The property owner, Mr. Monk, was in attendance at the meeting and explained that he had misunderstood the front yard definition of the Ordinance related to the parking/storage of recreational vehicles).

10. **Rexmont Road Bridge Update**

Josh Weaber informed the P&Z members that all contracts have been let and the bridge structure is being fabricated. Equipment will be moving on site later this month – with a projected substantial completion date of October 15th.

11. **Adequacy of Storm Water Management Facilities in the Borough**

As a follow-up to the recent heavy rain event, Mr. Karinch raised some concerns brought to him by Borough residents regarding the capacity of existing stormwater detention facilities. A general discussion ensued about the design of such facilities. Josh Weaber pointed out that the recently enacted Storm Water Management Ordinance has more conservative design parameters than may have been in effect previously in the Borough. The new Ordinance follows the standards that DEP has had in place for several; years. It was also noted that all such facilities, once constructed, must be routinely maintained to function properly

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

Meeting adjourned at 8:15 p.m.

Upcoming Commission Meeting

Tuesday, September 3rd, 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 for Public Works
County Planning Department
Steven Dellinger, Borough Engineer for SLDO
Josele Cleary, Solicitor