



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

June 1, 2015

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, June 1, 2015 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini John Karinch Jim Williams

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. **1004 North Gate Dr, Alden Place**

Mr. Weaber presented revised plans to lot 1, 1004 North Gate Dr. in Alden Place which were previously approved by Mr. Williams. Revised plan is attached.

2. **122 Juniper Street-Toy Town**

Last month the commission voted to contact Song Kim regarding enforcing cleanup of this property. Mr. Kim advised he cannot enforce Chapter 5, Article 2 of the Cornwall Borough Code of Ordinances and it would be up to Chief Harris. Chief Harris has had discussions with the property owner. Several items verified to have been removed. Property owner indicated several other items were removed, or will be removed. Chief Harris will continue to follow up.

3. **375 Granite Street – Runoff Complaint**

A runoff complaint was made regarding the construction for the dwelling located along Boyd Street at the end of Miner's Village (Bollard – Miner's Village Subdivision). The Lebanon County Conservation District investigated to ensure proper controls were in place. Proper controls were verified. Site should be stabilized within the next month.

4. **P3Towers – Cell Phone Tower**

No new correspondence. Steckbeck Engineering provided survey drawings to P3Towers for additional potential tower sites.

5. **Arden Snook (Boyer's Café)**

Arden Snook and Mr. Willeman of BH Architecture attended to review allowable uses within the Boyer's Café building. Preliminary plans were presented which included a possible pizza restaurant, beauty salon and apartments on the 2nd and 3rd floors. Parking requirements in accordance with Zoning Ordinance Article 14 need to be determined through discussions with Song Kim.

6. **Cornwall Manor – The Woods**

Paul Weidman presented a plan to change the house design at 102 Overlook Dr. from a Willow to a Conifer. The change results in a reduction of 189 sq. ft. of impervious coverage. Mr. Williams made a motion to approve the change. It was seconded by Mr. Karinch. Motion passed unanimously.

7. **P & Z Commission Vacancy**

Mr. Fratini reported that Mr. Bruce Conrad was interested in filling the vacancy. A motion was made by Mr. Fratini and seconded by Mr. Williams to recommend that Borough Council appoint Mr. Conrad to the commission. Motion passed with Mr. Karinch abstaining.

Old Business

1. **Bollard – Mine Road Subdivision** – The single family dwelling is under construction. Matthew and Hockley Assoc. performed inspections of the infiltration trench on 5/27/15.
2. **Lindsay Kresge and Pete Uhlig – Subdivision – Common Driveway** – No new correspondence.

3. **Sacred Heart – Land Development Plan – Construction in Progress.**
4. **Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2 –** Revised Final Plans conditionally approved conditioned on satisfying the Hanover Engineering letter dated January 13, 2015 including; providing signatures on plans, execution of a Developer's Agreement, providing the required financial security, and satisfying recreation fees. No new correspondence.
5. **Yordy (Schott) Property – Stormwater Exemption Request – Construction in Progress.** Driveway inspected prior to paving on May 29, 2015.
6. **David and Kristee Morris – Stormwater Inspection –** Inspections ongoing.
7. **H&K – The Preserve at Historic Cornwall Village –** No new correspondence.
8. **Alden Place – Welcome Center –** No new correspondence.
9. **Cornwall Manor – Health Center –** Inspections ongoing.
10. **Cornwall Manor Carriage House Apartments –** Inspections ongoing.
11. **Lebanon Valley Rail Trail – Cornwall Borough Trail Head –** No new correspondence.

Public

1. Mr. Merkey, 120 Juniper St., brought up two additional concerns regarding the property at 122 Juniper St. First, a lift remains stored on the property and it appears the Health and Sanitation Ordinance (Chapter 5) does not specifically address construction vehicles. A motion was made by Mr. Fratini and seconded by Mr. Williams to recommend to Borough Council that the Health and Sanitation Ordinance (Chapter 5) be reviewed for additions and clarifications. The motion passed with Mr. Karinch abstaining. Second, Mr. Merkey reported that the back yard at 122 Juniper St. is not being mowed and has brush piled up in some areas. A motion was made by Mr. Williams and seconded by Mr. Fratini that Mr. Merkey approach Borough Council regarding enforcement of Article 4 of the Health and Sanitation Ordinance. Motion passed unanimously.
2. Mr. and Mrs. Lazorcik inquired about starting a dog grooming business out of their home. The commission advised it would constitute a home business and is allowable in an RV district. A question regarding the need to purchase an EDU came up and they were advised to see Song Kim for a decision regarding the EDU.

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

Meeting adjourned at 8:25 p.m.

Upcoming Commission Meeting

Monday, July 6, 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