



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

February 6, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, January 3, 2012 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch

Borough Officials

Jeff Steckbeck Steve Dellinger

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Construction continues on the project. A certified letter was sent to the owner/developer on January 20th regarding the lack of a signed "hold harmless" agreement. A signed Indemnification Agreement was received by the Borough on February 6th. A driveway was installed without the required notification(s) for inspection – and not in compliance with the design on the Recorded Plan. Subsequent to the issuance of the letter, Bob Brandt (builder) contacted Hanover Engineering and indicated that the paving of the driveway was a "temporary" measure to enable access to "show" the dwellings over the winter months. Steckbeck Engineering provided a sketch of a proposed swale to replace the previously-approved pipe under the driveway. The Borough is still holding the full amount of financial security – to insure that all required improvements are properly constructed.

3. **Blue Bird Inn Parking Lot - Subdivision/Land Development Plan**

A note on the recorded Land Development Plan for the parking lot indicated that the four on-street parking spaces on the north side of Cornwall Hills Drive were to be removed, with no parking to be permitted in that area (the Ordinance adopted to restrict parking on Cornwall Road also included restrictions for Cornwall Hills Drive). The four previously marked and striped spots have been blackened out. Two (2) "No Parking Between Signs" signs have subsequently been placed in the referenced area.

4. **Blue Bird Inn Driveway Paving**

At the January meeting, Karl Karinch stated that the paved driveway on the west side of the Blue Bird property encroaches 2-3 feet into the 10' wide landscape buffer along the western property line (as shown on the recorded Plan. Andrew Arnold had sent a letter to the Borough indicating that Mr. Karinch's concerns regarding encroachment into the required buffer had been dealt with and resolved about 12 years ago (through the erection of posts/chain along the driveway). The letter states that at the time Planning and Zoning and Karl Karinch were satisfied with the fix. Previously, this area had been stoned but was paved five or six years ago. It was recommended to Karl that if he still feels this area is "not conforming to the plans" that he have something in writing and plan on presenting it to the Borough solicitor.

4. **Cornwall Manor – Woodside Apartments**

On January 9th, Cornwall Manor submitted a Conditional Use application to construct an apartment building in excess of 45 feet in height (the Woodside Apartments project). At the Borough Council meeting on the same day, Borough Council referred the application to the Planning and Zoning Commission for a recommendation. Paul Weidman, representing Cornwall Manor presented more detailed information on the proposed expansion project. Discussion was held concerning fire prevention and whether or not water volume and water pressures would be great enough to activate installed sprinklers at the proposed roof height of approximately 62 feet. It was determined also that Cornwall's ladder truck can reach 75 feet.

Planning and Zoning recommended that the Manor get a letter from the Water Authority (and Jon Beers and Cornwall Fire Company) stating that the proposed project will have sufficient water pressures and capacity to meet fire suppression standards and code and then present that to Borough Council.

Road improvements to Ironmaster Road were discussed as well as the two proposed entry points into The Woods off of Ironmaster Road.

5. **Regional Planning Commission Update**

Robert Simmermon informed the Planning Commission of the Summary Issues, Goals and Recommendations that have been presented by the committee up to this date. A Public Milestone Meeting, the 2nd of this kind, will be held February 16th, at South Lebanon Elementary School, in the Large Group Instruction Room, from 6-8pm. Changes and Recommendations have been made by the steering committee and the public is invited to see what progress has been achieved. The snow date for the Public Meeting will be February 23rd. More information can be found at the following website: <http://www.cornwall-lebanonplan.com/>

6. **Stormwater Issues - Hillside Karinchville**

A number of residents who reside along “Elizabeth Run” creek were in attendance and expressed concern about the ongoing threat of flooding due to the deposited debris along the creek. John Karinch stated he had walked the entire length of the creek last weekend, from the Snitz to Cornwall Road and he mentioned numerous humongous downed trees all along Hillside stretch of the creek. Some of the trees are in the water and some are ready to fall due to erosion and age.

Jeff Steckbeck mentioned that FEMA and PEMA funds are not available to clean up the creek. A letter from Mr. Steckbeck was also read stating the progression of attempted contacts to try and receive assistance in getting the creek cleaned up. To this date he has not heard back from Mr. Shirey, at DEP.

It was recommended to those concerned citizens in attendance to form a committee and present their concerns directly to Borough Council. Marie Putt mentioned she had already scheduled a meeting with Rose Marie Swanger in an attempt to get some help in this matter.

Jeff Steckbeck is going to make an inspection of the detention pond across the creek as well as a storm sewer located off of Park Street from Karinch Street. He will report back to P & Z next month-

7. **Day Care-Off Street Parking-Hillside Karinchville**

A resident who resides along Hillside expressed concern over cars parking along the street dropping off and picking up children from a Day Care. The resident has trouble pulling her vehicle out of her driveway when cars are parked in the street directly in front of her driveway. It was noted that, according to the Zoning Ordinance, operation of a Family Day Care at that location was permitted by right – under the condition that two off-street parking spaces be provided in addition to the parking spaces required for the dwelling. It was recommended to the resident to contact the Zoning Officer in Country Planning if the problem persists.

8. **Carport-Tom Lehman 343 Boyd Street Minersville**

Mr. Lehman had a carport built next to his house in the Historic District. He obtained a building permit from the County (Permit # 5311). The permit was issued in June or July 2011. Mr. Lehman filed all of the proper paper work for his carport. Mr. Fratini met with County Planning and they confirmed that they did not follow Cornwall's regulations and violated our zoning requirements concerning Historic Districts. A letter will be drafted by Mr. Fratini to present to Council stating to allow the construction of the carport due to the County's negligence in following the provisions of Cornwall's Zoning Ordinance. -Mr. Fratini will also call Song Kim at the County.

9. **Upcoming Commission Meeting**

Monday, March 5th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

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

Respectfully submitted,

Robert Boo Simmermon
Secretary

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