



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

March 5, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, March 5, 2012 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch

Jeff Snyder

Borough Officials

Jeff Steckbeck Steve Dellinger Joe Keaney, Jr.

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 signed Indemnification Agreement was received by the Borough on February 6th; however, the recording of said agreement has not yet occurred. Steve Danz needs to be informed to record the agreement. Steve is away this week and will attend to this matter upon his return. The sketch of a proposed swale to replace the previously-approved pipe under the driveway was reviewed at last month's Planning and Zoning Commission meeting. It was noted that the Borough is still holding the full amount of financial security – to insure that all required improvements are properly constructed.

3. **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. The application was discussed at the February 6th Planning and Zoning Commission meeting, where it was requested that the Applicant provide supporting documentation that the apartment building, at the height proposed, can be adequately provided with fire protection. The requested additional information was provided on February 24th. An email from Barb Henry, Executive Director of Cornwall Borough Municipal Authority verified there would be adequate water pressure and volume near the Woodside Apartment site and in close relationship for elevation. A letter was also received from Troy Barto, of Precision Fire Protection, Inc. stating that with the given information there would be an available water supply and the four story apartments should be protected with a sprinkler system meeting code NFPA 13R. Paul Weidman was also in contact with the Community Fire Company of Cornwall and received a favorable letter of support for the proposed project.

Mr. Fratini made a motion, seconded by Mr. Williams to recommend to Borough Council that based on the information presented by Paul Weidman representing Cornwall Manor, that the concerns of P & Z for fire protection and public safety have been adequately met and that Borough Council should consider accepting the Conditional Use application.

The Commission also discussed land development plan that will be required to be prepared for the Woodside Apartments project. Since an overall Preliminary Plan was prepared and approved when the original "The Woods" development was proposed several years ago, it was the consensus of the Commission that a combined Preliminary/Final Plan can be prepared for the Apartments project. The updating of the previously approved Traffic Study was also discussed. Cornwall Manor will prepare comparisons of traffic projections (1) between the originally proposed mix of units and what is currently proposed and (2) between the originally projected "background" traffic and the projections for Ironmaster Road prepared as part of the H&K project. Mr. Weidman indicated that the Manor is proposing to construct a left-turn lane into the site from eastbound Ironmaster Road (regardless if it is or is not warranted by the updated traffic study). The dedication of additional right-of-way and shoulder widening was also discussed. It was noted that the stormwater from any increased paving on Ironmaster Road will need to be properly managed.

4. Iron Valley Estates – Phase IV-B & Phase IV-C

On February 14th, Jonathan Byler of Byler Management Co, LLC requested reductions in the financial security currently being held by the Borough for Iron Valley Estates Phases IV-B and IB-C. Hanover is currently reviewing and preparing a recommendation regarding the reduction request for Phase IV-B. A motion was made by Mr. Fratini and seconded by Mr. Snyder to reduce the financial

security to the requested amount of \$7,325.00 for Lot 23 of Phase IV-B, provided that documentation of financial security for Lot 30 can be verified.

Jeff Steckbeck presented information on Iron Valley Estates Phase IV-C. Mr. Steckbeck had performed an inspection of the development and determined that reducing the financial security had merit but not to the amount presented by the developer's representative, Jonathan Byler (due to a math error in the calculations). After presenting the figures Mr. Steckbeck stated that the correct amount for the Borough to retain as financial security is \$116,571.

A motion was made by Mr. Simmermon, second by Mr. Snyder to accept and present to council the lowering reduction in Financial Security being held by the borough.

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

Andrew Arnold once again presented a letter from Kris Troup of Lebanon County Planning Department, dated February 24, 2011, that stated the Cornwall Borough Zoning Ordinance does not require a specific setback for a commercial driveway from property lines. However, it was noted that the 10-foot buffer shown on the recorded Land Development Plan may have been a requirement of the Borough's Subdivision and Land Development Ordinance that was in effect at the time of Plan approval. Steve Dellinger, of Hanover Engineering will be checking to see what the Ordinance requirements were prior to the adoption of the current Ordinance in 2002.

As was stated at the last P & Z meeting Karl Karinch was once again advised to submit a letter to the Borough Solicitor and Borough Council with definitive descriptions and measurements stating how he feels this area isn't conforming to the recorded Land Development Plan.

6. Regional Planning Commission Update

Robert Simmermon informed the Planning Commission that a Public Milestone Meeting was held on February 16th at South Lebanon Elementary School, in the Large Group Instruction Room. He also showed the board a draft version of the Comprehensive Plan. The next meeting will be held at the South Lebanon Township building, at 6:00 pm on Thursday, April 5th. More information can be found at the following website: <http://www.cornwall-lebanonplan.com/>

7. Stormwater Issues - Hillside Karinchville

Jeff Steckbeck mentioned that Mr. Shirey, from DEP had contacted him and requested some additional information. Mr. Steckbeck sent the requested data to him.

Karl Karinch mentioned he cut and cleared some debris from the waterway.

8. State Route 322 and Boyd Street Intersection

Tom Sheridan, a resident of the borough expressed concern over the lack of signage to turn onto Boyd Street, while heading east on Rt. 322. He stated that what signs and markers had been present have since been knocked over and not replaced. He suggested that some reflective material be installed to aid drivers making the left turn onto Boyd Street.

A motion was made by Mr. Williams, with a second by Mr. Karinch, to refer this matter to Borough Council and the appropriate Safety /Highway committee.

9. Proposed Garage-Schaeffer property Goosetown

Mr. Schaeffer was in attendance and stated that it had been 39 days since the representative of the Zoning Hearing Board had been appointed. He asked when his hearing would be. He was informed that Song Kim, of Lebanon's County Zoning Office schedules the hearings and Mr. Schaeffer would need to contact him.

10. Proposed Apartment-301 Boyd Street, Minersvillage-Andre and Kim Dyer

Mr. Dyer and his wife wish to purchase the property at 301 Boyd Street and convert part of the dwelling into a single apartment. (This is the old Minersvillage Mennonite Church, which is currently occupied as a single family dwelling.) They wished to know if this was feasible under Borough Ordinances. Mr. Dellinger stated the property is in RV-Residential Village Zoning District. Conversion apartments are permitted by conditional use in the RV District, subject to the conditions listed in Section 14-1103 Subsection D of the Borough Zoning Ordinance. It was recommended that the Dyers visit the Borough Office and review the requirements of the Ordinance.

The Dyers need to come back to P & Z with more detailed plans so the Commission can determine if their plans conform to the requirements of the Ordinance. They were also instructed to contact Paul Callahan, of H & K, so as to not be surprised by any of the proposed development near their prospective dwelling.

Upcoming Commission Meeting

Monday, April 2nd, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 8:35 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