



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

April 4, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, April 4, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams
Joseph Lescisko

Borough Officials

Jeff Steckbeck Steve Dellinger John Karinch

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 first pair of semi-detached dwellings. No construction inspections were requested in the past month.
 - The Borough's road foreman, Tom Smith, brought up that the pipe planned for under the driveway along Boyd Street is in the Borough's right-of-way. Tom's question is, "who would be responsible to see that the 15" diameter pipe is maintained - the homeowner or the Borough?" Steckbeck commented that a note could be put on the driveway permit indicating who's responsible. The question was raised about whether we need the pipe or would a swale work?

A meeting will be set up with the builder, road foreman and Mr. Steckbeck to go over possible alternatives to the previously approved design.

3. **Iron Furnace, Boyd Street**

Pennsylvania Historical and Museum Commission has requested the borough to perform some drainage improvements under an Intermunicipal Cooperative Agreement which is under review by the Solicitor. They desire inlets and drain pipes to be installed along and across Rexmont Road near the lower basement door of the furnace to eliminate continued dampness issues. The lowest contractor's cost estimate is approximately \$10,500 for construction, of which \$5,500 is for materials. The borough road crew might perform the installation work. PHMC will cover all costs. It is anticipated that the work will be done in the summer.

4. **Regional Comprehensive Plan Update**

- The Existing Land Use Map of Cornwall Borough was updated by Mr. Dellinger to include all current, approved development.
- Updates on the regional meeting are posted at www.cornwall-Lebanonplan.com.

5. **Hemlock and Ash Lane - Site Distance**

Shaffer residence at this location has two shrubs which block sight distance if not kept pruned. Chief Harris recently received a complaint of another close call accident. Jeff inspected and found both shrubs again need to be pruned, but after most recent heavy wet snow, one of the shrubs fell over. The other one needs trimming so the stop sign has better visibility. A letter will be sent to the residence.

6. **Grace's Restaurant - Anthony Landis**

Borough Council requested that Mr. Landis discontinue the unapproved storage of vehicles at the site until he obtains his land development plan approval along with PennDOT highway occupancy permit. They gave him a deadline of April 1st to remove the cars that were being stored there. Mr. Dellinger reported that on his trip up to the borough, he observed that the cars appear to have been removed.

7. **H&K Plan – The Preserve at Historic Cornwall Village**

- The Borough received a copy of a PennDOT letter that was sent to Traffic Planning & Design [3/23/11], who did the Traffic Study for H&K, approving the Traffic Impact Study (TIS).
- A geotechnical engineer is at the site obtaining soil borings for a geotechnical report.
- The PennDOT HOP plans and permit application will be submitted in the near future.
- H&K is sponsoring the “Name the Lake” contest which is being run by the Lebanon Daily News.
- H&K is actively marketing portion of the Phase 1 site to hoteliers in the east coast region to build the hotel and water park
- The Tentative Plan is anticipated to be filed in the summer or early fall.

8. **Karl Karinch, Blue Bird Issues**

- A letter was received from Karl Karinch [3/30/11] reiterating what was stated at previous meetings; “asking the question about fully complying with the approved final plan?”

Mr. Steckbeck offered an explanation of what he interprets as Mr. Karinch’s concerns or complaints. A developer is obligated to construct improvements as shown on an approved final plan. Once complete, his financial security is released. The property owner is then required to maintain the on-site privately owned improvements built per that plan, and he may not alter or remove those improvements unless he obtains Borough approval to do so via another "replacement" land development plan. However, the property owner is allowed to make other improvements to his property without the need for a replacement land development plan: such as but not limited to addition of an accessory storage building, installation of a fence, landscaping, installation of a sign, addition of exterior lighting, adding a deck or patio, improving on-site drainage, constructing a fish pond, etc. Most of these types of improvements would require a zoning permit, but not an approved land development plan. Steckbeck believes that Mr. Karinch is under the false assumption that Mr. Arnold was not allowed to make many of the improvements at the Bluebird which fall into this category because they were not shown on the recorded final plan from the late 1990's. That is not the case.

Mr. Fratini indicated that he would like to respond to Mr. Karinch's letter, in writing. The Commission unanimously voted to authorize him to do so. Mr. Steckbeck's explanation will be used to write that letter.

9. **Cornwall Elementary School Communications Tower**

- Jason Murray, representing Cornwall Lebanon School District, approached the commission regarding replacing the existing communication tower on the roof at Cornwall Elementary School. The tower would be 130' from the ground, up. The existing tower is a nonconforming structure in the RLD Zoning District. However, Section 2703 E. of the Zoning Ordinance provides for the moving of nonconforming structures. A permit from the Zoning Officer will be required.

A motion was made by Mr. Fratini, seconded by Mr. Snyder and unanimously approved to recommend approval to Borough Council.

10. **NorthGate Lot 46**

- Mr. Henke, representing Pioneer Management, approached the commission regarding Lot 46 in NorthGate Development (along Rte. 419). Per his letter [4/1/11], in order to accommodate a larger footprint of the building, the following had to be adjusted: 1) several lot lines had to be shifted, which would impact Lots 5-13, 40-47, 54 and 55. These lots meet existing minimum zoning requirements. The number of units proposed remains the same. 2) Elimination of the circle and overflow parking along NorthGate Drive, but moved overflow parking to east end of NorthGate Drive. 3) Slight adjustment of utility design.
- No motion was made until P&Z receives County Planning comments.
- Both County comments and Steckbeck comments are expected for the next meeting.

11. **Borough Engineer(s) Costs**

- Mr. Fratini was instructed by Council President, Mr. Vranesic, to look into ways to keep engineering costs down for the Borough in light of the fact that the Borough's Engineering Budget for CY 2011 has been reduced by \$15,000. After a lengthy discussion by P&Z members about what it now cost the Borough when engineers attend meetings (Hanover \$300/meeting for P&Z and \$150 Borough Council, Steckbeck, one hour for each meeting at \$113/hour), a motion was made by Mr. Lescisko, seconded by

Mr. Williams and unanimously approved to recommend to Borough Council that the secretary of the P&Z will receive status reports from both Hanover and Steckbeck the Friday before the Monday meeting. After receiving all correspondence (via e-mail or fax), the secretary will consult with the P&Z chairman and they will decide whether one or both of the Borough's engineers should attend the next meeting. Mr. Dellinger will attend Borough Council meetings only when requested to do so. The commission feels they need to do their part to keep costs down, however, Borough residents, developers, and County Planning needs to be made aware that "walk-in" questions the night of P&Z's meetings may not be able to be answered since no engineers could be present. Mr. Steckbeck indicated that he will likely still attend P&Z meetings, but will not charge the borough when his presence is not requested and he could assist in answering questions or interpreting the ordinances.

12. Upcoming Commission Meeting

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

13. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Joe Lescisko
Secretary

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