



## **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 DECEMBER 7, 2009**

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, December 7, 2009 at the Cornwall Elementary School. In attendance were:

#### **Commission Members**

Raymond Fratini Robert Simmermon Joe Lescisko Jim Williams  
Jeff Snyder

#### **Borough Officials**

Jeff Steckbeck Steve Dellinger Councilman Lazorcik  
Councilman Vranesic Councilman Koehler

#### **Public**

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **H & K Plan - The Preserve At Historic Cornwall Village**
  - Mr. Vranesic reviewed with the commission the final results of the Fiscal Impact Study (FIS) and the related financial data (attachments); all of which show a positive revenue stream for both the Borough (\$360,314.00) and CLSD (\$1,821,719.00) at 15 year build out. Commission member Mr. Williams requested that he would like to see Borough related revenue projections for each phase of the project. A motion was made by Mr. Lescisko and seconded by Mr. Snyder and unanimously approved to recommend to Borough Council to approve the Fiscal Impact Study (FIS).

- Mr. Callahan presented an overview of the proposed project to the public so that they may have a better understanding of the project as it relates to the CMU Zoning Ordinance.
- Ms. Cleary provided a detailed explanation of the proposed Coordinated Mix Use (CMU) Overlay Zoning Amendment Ordinance to the public. She also detailed the legal steps required to adopt a zoning ordinance amendment, including a public hearing by Borough Council. She also noted that if Borough Council would adopt the proposed amendment, H&K will then be required to prepare a detailed development plan, which would be subject to review by the Planning & Zoning Commission and which would require another public hearing before Borough Council could act on the plan.
- A typographical error was noted in the table in Section 1762 of the proposed amendment.
- A motion was made by Mr. Lescisko, seconded by Mr. Fratini and unanimously approved to recommend to Borough Council that the proposed CMU Zoning Ordinance Amendment, with the correction noted previously, be sent to County Planning for their official review and comment.
- The public's questions/comments included:
  1. Water rights to the open pit
  2. Anticipated tax revenue at Build Out
  3. Traffic concerns
  4. Homeowner Association enforcement
  5. Amount of age targeted housing
  6. Responsibility for providing water and sewer service
  7. Architectural requirements, size of houses ,etc

### 3. **Bollard-Sheridan Subdivision Plan (Granite St Townhouses)**

A revised Plan was received for review on November 19<sup>th</sup>. Hanover Engineering provided stormwater comments on November 30<sup>th</sup> [**see letter attached**] and subsequently met with Steckbeck Engineering on December 2<sup>nd</sup> to discuss the comments. Revised plans based on the discussion at the December 2<sup>nd</sup> meeting were received for review later the same day. Review comments were distributed and discussed with the Planning & Zoning Commission.

A motion was made by Mr. Snyder, seconded by Mr. Fratini and unanimously approved to grant the following waivers/modifications:

- |                    |  |
|--------------------|--|
| 1. Section 305     | - Preliminary Plan required  |
| 2. Section 402.C.4 | - Identify all features located within 200' of the subject tract   |
| 3. Section 507.D.5 | - Post-Development Peak Flows  |
| 4. Section 510.A.7 | - Improvement to existing streets. No improvements to Boyd Street are required. Granite Street will be widened to a total width of 18' |
| 5. Section 510.I.3 | - Common driveways prohibited. Vehicle access to all properties will be from a common access drive onto Boyd Street.                   |
| 6. Section 511.B.2 | - Sidewalks. Macadam sidewalk will be constructed along the west side of Boyd Street and no sidewalk along Granite Street              |
| 7. Section 511.B.3 | - Curbs and sidewalks. No curb required on Boyd or Granite Streets   |
| 8. Section 515.I.7 | - Street trees   |
| 9. Section 509.I.e | - A modification was granted to allow a small portion of the impervious area to not be treated by BMPs.                                |

A motion was made by Mr. Lescisko, seconded by Mr. Fratini and unanimously approved to recommend to Borough Council conditional approval of the Bollard Subdivision plan pending resolution of any outstanding comments from Hanover's letter of 12/7/09 (attached).

4. **Miners Crossing – Lot 66**

A revised design for proposed revisions to the driveway to comply with the slope requirements of the Borough's Subdivision and Land Development Ordinance was received for review on December 3<sup>rd</sup>. HEA will review the proposed design and provided comments to the Borough Solicitor prior. A Deposition related to the lawsuit is scheduled for mid-December.

5. **There has been no change in status since the last meeting for the following lots/projects:**

- Iron Valley Estates – Lot 20
- Iron Valley Estates – Lot 21
- Iron Valley Estates – Lot 52
- Miners Crossing – Overall Development

- Miners Crossing – As-Built Plans for Individual Lots
- Miners Cross – Lot 59
- Miners Crossing – Lot 72
- Miners Crossing – Lot 74
- Cornwall Manor – The Woods
- Dedication of Granite Street
- Krissinger Property (Stoner Subdivision)

Hanover Engineering will review outstanding issues and try to have answers for the January P & Z meeting.

#### 6. **Laverty – 274 Rexmont Rd**

Jeff Steckbeck distributed a copy of a letter dated 12-4-09 which he sent to Robert Laverty at his Rexmont Road residence informing him that the rocks which he has placed along side of the road are a violation of General Note 14 of the Iron Valley Estates Phase 4A final plan. The Laverty's deed for recent purchase of the area of land in question was attached to the letter, indicating the paragraph in the deed which binds the Laverty's to those notes. Mr. Steckbeck indicated that he had informed the Laverty's in the past that the rocks needed to be removed, but they indicated that their attorney Mark Schappel told them that they could place them on their own land even if it is in the road right-of-way. Since they've had advance notice, Steckbeck opined that he believed that one week was enough time for them to remove the rocks.

A motion was made by Mr. Fratini, seconded by Mr. Snyder and unanimously approved to recommend to Borough Council that if the boulders are not removed by Friday, December 18, 2009, that the Borough's road crew will then remove them and bill Mr. Laverty.

#### 7. **Regional Planning Task Force Meeting**

County Planning had their sixth meeting on the Regional Planning Concept. The municipal managers are now in the process of finding a solicitor who has knowledge of land development, is not currently working for one of the five municipalities and has a reasonable fee. At this meeting the task force was informed that Mt. Gretna does not want to be included in the regional planning, that leaves Cornwall, West Cornwall, North Cornwall, South Lebanon and North Lebanon. Another issue was raised regarding when the local municipalities would have to put in their share of the project. The task force was under the assumption that this would be at the end of the project, however, it seems this may not

be the case. This issue must be resolved before the Borough gives the go ahead to the project.

**8. Reappointment of Mr. Snyder**

Mr. Snyder's term on the commission will expire on December 31, 2009. Mr. Snyder has agreed to serve five (5) more years. The commission recommends his re-appointment.

**9. Annual Report 2009**

Commission members are reminded of the Year End Report being prepared. If there is a goal or objective for 2010 that you would like addressed, please see Mr. Lescisko.

**10. Upcoming Commission Meeting**

- Tuesday, December 8<sup>th</sup> Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall.
- Tuesday, December 22<sup>nd</sup> Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall.
- Monday, January 4<sup>th</sup>, 2010, Planning & Zoning regular meeting @ 7:30 p.m., Borough Hall.

**11. Adjourned 8:55 p.m.**

Respectfully submitted,

Joseph L. Lescisko  
Secretary  
[www.cornwall-pa.com](http://www.cornwall-pa.com)

cc: Borough Council & Solicitor  
Jeff Steckbeck, Borough Engineer  
County Planning Department  
Steven Dellinger, Alternate Borough Engineer  
Josele Cleary, Special Counsel