

PLANNING AND ZONING COMMISSION
January 5, 2009

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, January 5, 2009 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Joe Lescisko Jim Williams

Borough Officials

Jeff Steckbeck Steve Dellinger Councilman Koehler & Lazorick

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Mr. Williams: Re-Appointed**
Mr. Williams was re-appointed by Borough Council for an additional 5 year term until 12/31/2013.
3. **CY 2008 Annual Report**
The Commission accepted the Annual Report with Goals & Objectives, prepared by Mr. Lescisko.
4. **CY 2009 Planning & Zoning Meeting Dates**
1st Monday of the month except Tuesday, September 8th.
5. **Re-Organize Officers of the Planning & Zoning Commission**
Chairman – Raymond Fratini
Vice Chairman – Jeff Snyder
Secretary – Joe Lescisko

A motion was made by Mr. Simmermon and 2nd by Mr. Snyder and unanimously approved to accept the 2009 officers.

6. **Miners Crossing –Overall Development**

Dave Stanilla, on the behalf of Sheridan Corporation, requested the Borough Council's consideration regarding the reduction of the Letter-of-Credit for the improvements constructed for the Miners Crossing Development. The current remaining amount established for financial security is \$114,325.15. Based on a review of the completed improvements, it was HEA's recommendation that the Letter of Credit be reduced to the amount of \$4,723.50, which included \$1,822.50 for completion of the site work and \$2,901.00 for the completion of individual lot improvements [See HEA letter dated 12/05/08]. This request was discussed at the December 8th Borough Council meeting. As a result of questions raised by one of the lot owners, action on the reduction request was deferred to the January 12, 2009 Borough Council Meeting.

7. **Miners Crossing –As-Built Plans for Individual Lots**

Revised as-built plans for lots 64, 65, 66, 68, 69, 70 and 73 were received on September 11, 2008. The revised as-built plans were updated to include the locations of the underground stormwater infiltration facilities on the lots. The revised plans as submitted appeared to accurately reflect the constructed locations of the required improvements on the lots. HEA personnel conducted a site visit on October 31, 2008 to verify the planting of the required replacement trees on several of the lots. The six (6) white pines (screen trees) required to be planted on Lot 68 between the driveway and the property line shared with Lot Nos. 66 and 67 appear not to have been planted. A letter was sent to Landmark, and copied to all lot owners, (1) noting the need for trees on Lot 68 and (2) requesting that signed copies of the plans be submitted to the Borough for its records [See HEA letter dated 11/01/08].

8. **Miners Crossing – Lot 59**

Dwelling currently under construction. The roof infiltration pit has been installed and inspected.

9. **Miners Crossing – Lot 66**

The study of possible alternatives to bring the driveway on Lot 66 into conformance with the maximum slope (15%) requirement of the Borough Subdivision and Land Development Ordinance was distributed and discussed at the November 3rd P&Z meeting, as well as at the November 10th Borough Council meeting. HEA provided Sam Weiss with a chronology of events relating to the overall Miners Crossing Development, as well as Lot 66 specifically. Sam was asked by the Borough Council to prepare a legal opinion as to the Borough's options regarding the driveway. HEA personnel performed a site visit on December 30th to review the site regarding possible storm water issues.

10. **Miners Crossing – Lot 74**

A letter was sent to the current owners of Lot 74 (Haines and Kibblehouse) regarding the shed that was supposed to be removed as part of the Miners Crossing Development [See HEA letter dated 12/05/08].

11. Iron Valley Estates – Lot 2

At the October P&Z meeting a recommendation was made to modify the requirement for replacement trees on Lot 2 to require the planting of a minimum of six (6) trees along the left side of his driveway - near its intersection with Iron Valley Drive. This recommendation was confirmed by Borough Council at its October 13th meeting. A letter was sent to the property owners/builder informing them of the Borough's decision. The letter included the request for a site meeting to discuss the exact type and location of the replacement trees. A site visit to the lot on November 18, 2008, revealed that a line of six (6) approximately 3-foot high evergreens [Leyland Cypress] had been planted in this location. A follow-up letter was sent to the property owners/builder regarding the requirement for the planting of deciduous trees [See HEA letter dated 11/19/08].

12. Iron Valley Estates – Lot 27

On November 12th, HEA sent a certified letter to Mr. Byler [See HEA letter dated 11/12/08] stating that all replacement trees must be planted by Thanksgiving or the Borough will consider drawing on the Letter-of-Credit to plant the trees. On December 2nd, Mr. Byler faxed HEA a sketch identifying the number and proposed location of the replacement trees. By our letter dated December 12th, authorization was given to plant the trees [See HEA letter dated 12/11/08]. No trees planted as of 1/02/09.

13. Cornwall Manor - The Woods

A sun room addition at 118 Overlook Drive was reviewed and approved under the new "plan deviation" guidelines [See HEA letter dated 12/11/08].

14. Krissinger Property (Stoner Subdivision)

Dwelling currently under construction. Stone driveway subbase was inspected by HEA personnel on November 21st.

15. Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)

A workshop meeting was held on November 26th to discuss several concepts for the proposed land development. Ms. Bollard was waiting until after the new year to see if any of the PZ members or Hanover had any comments on her proposed concepts. She has received none and will now move forward with preparation of a subdivision plan based upon comments received only at the Nov 26 meeting.

There has been no change in status since the November 2008 meeting for the following lots/projects:

- **Iron Valley Estates – Lot 20**
- **Iron Valley Estates – Lot 21**
- **Iron Valley Estates – Lot 52**
- **Miners Crossing – Lot 72**

16. Julich Development

A letter was received from Gary Matthews (12/17/08) requesting a release of their \$5,000 security bond. Mr. Steckbeck will review the request.

17. Cell Tower

A letter was received from First Energy (11/17/08) regarding the proposed cell tower to be constructed outside Met-Ed's easement located at 201 Iron Valley Drive. The letter was in regards to safe working distances from Med-Ed transmission lines and other do's and don't.

18. 219 Burd Coleman Road

Ms. McLaughlin (217 Burd Coleman Road) approached the Commission again regarding the enclosed porch being constructed at 219 Burd Coleman residence. She provided additional correspondence (12/4/08) that attempted to reinforce her position that the permits do not state what Mr. Hoover is actually constructing. A letter from County Planning (11/20/08) was received by the Commission that states the proposed structure is permitted within the District. The applicant obtained both the required Zoning and Building Permit and the Building Code Permit, and both permits showed the building to be of the same size and at the same location as it is being built. The fact that it has a roof and meets all yard setbacks says that the structure is permitted. The building Code Official has performed the required inspections and finds the structure to be in compliance with the Code and the permits. At this point Ms. McLaughlin's only recourse is to file an appeal with the Zoning Hearing Board.

19. Regional Planning Task Force Meeting

County Planning conducted the 2nd regional task force meeting. A fact sheet will be coming out from County Planning in the near future on the pro's and con's to having a regional comprehensive plan with a regional wide zoning ordinance.

20. Upcoming Commission Meeting

- Monday, February 2nd regular meeting @ 7:30 p.m. Borough Hall.

21. Adjourned 8:50 p.m.

Respectfully submitted,

Joseph L. Lescisko
Secretary

www.cornwall-pa.com

cc: Borough Council & Solicitor
Paula Leicht, Special Council
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Hanover Engineering