



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

May 2, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, May 2, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams Joseph Lescisko

Borough Officials

Jeff Steckbeck Rob Koehler John Karinch

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Northgate Lot 46 - Alden Place**
 - Mr. Steckbeck provided his comments on the revised Final Development Plan for Northgate at Alden Place [5/2/11, attached]. Highlights of the letter include: 1) The Cornwall Borough Municipal Authority should provide a letter or copy of the minutes that shows they are in agreement with the Revised Final Plan, 2) An addendum to the developer's agreement is being prepared by Alden Place's attorney and submitted to the borough's solicitor for her review and approval, 3) The Financial Security for the site will be decreased as a result of the revised layout, and 4) Mr. Steckbeck recommended a Waiver of Subdivision Ordinance, Section 506, Paragraph D.3, that requires that Lots 50 feet or wider shall have a depth not less than 0.5

nor more than 2.5 times the width. Council granted approval of three (3) lots in 2007, with this plan a fourth lot was created. A letter was received from Pioneer Management [5/2/11, attached] requesting this waiver.

- A motion was made by Mr. Williams and seconded by Mr. Lescisko to recommend to Borough Council approval of this SLDO modification.
- County Planning comments were also received [4/5/11, attached].
- P&Z will wait to act on this plan at the June meeting.

3. **Blue Bird – Conditional Use Application**

- Josh Weaber, from Steckbeck Engineer, representing the Blue Bird Inn, presented a Conditional Use Hearing Drawing [4/27/11], letter and application to the commission, per Ordinance No. 1-2011 allowing off-street parking, which includes the following:
 - The parking lot will be on land north of the Blue Bird Inn and on the west side of Cornwall Road.
 - The parking lot will provide 49 spaces, which Mr. Arnold believes is about what is already parking on both sides of Cornwall Road. Mr. Steckbeck reminded the Commission that a traffic analysis was completed in September 2010 (Steckbeck report dated 10/4/10, P&Z Minutes, October 2010) that addresses parking on the west side of Cornwall Road. Borough Council will need to decide if they will post “No Parking” signs along the west side of Cornwall Road after the parking lot is built. Mr. Arnold has indicated that the properties he owns along Cornwall Road would need some on-street parking spaces, assuming this does not interfere with site distances.
 - Mr. Fratini asked that the plan be amended to include the required sight distances for all of the driveways which access Cornwall Road. This information will dictate the need for and appropriate location for “NO PARKING” signage.
 - Entrance to the parking lot will be via Cornwall Hills Drive, which will lose four parking spaces and the exit will be on Cornwall Road. The Blue Bird Inn will need a Highway

Occupancy permit from PennDOT for the Cornwall Road Exit. The parking lot driveway will be 12 feet wide.

- Per the Drawing, Mr. Arnold will provide appropriate screening of the parking lot per Section 5.5.
 - A concrete sidewalk 4 feet wide is proposed along the driveway.
 - The restaurant will not be expanding their capacity.
 - Stormwater retention will be done through an underground system under the parking lot.
 - All required front yard, side yard and open space requirements per the zoning ordinance will be met.
 - Hanover Engineering will now review the application and provide comments for the June 6th P&Z meeting.
 - At this time, a Conditional Use Hearing is planned for Monday, June 13th at 6:00 p.m., before the Borough Council meeting
- For the record, Mr. Karinch received a letter from P&Z as was instructed at the April P&Z minutes. Also, Karl has filed a “Right To Know” request with the Borough concerning Blue Bird issues. Manager Danz has responded with information requested: copies of minutes of eleven P&Z meetings; and copies of minutes of eleven Council meetings when the Cornwall Road parking, lighting or safety issues had been discussed.

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

- H&K received the first round of review comments from PennDOT on the Route 322 access driveway. TPD is making revisions to the application to comply.
- H&K and the LDN are finalizing the name the lake contest. There will be a barbeque at the site of the hotel on Tuesday May 10th at 6 pm. The event is being hosted for the 150 people who submitted the winning 3 names out of the 800 plus submittals.
- Jeff handed out old pictures and maps showing the historical limits of disturbance of the H&K site for the period 1906 up to 2003. Jeff also provided copies of the three mining permits which H&K had obtained; along with the maps of the mining disturbances which were approved. He indicated that the P&Z Commission along with Mr. Dellinger will need to make a

determination as to which areas of the site will be exempt from the steep slope and vegetation removal limits established in Section 2303.A of the zoning ordinance. The new CMU Ordinance which regulates H&K's PRD provides for an exemption of Section 2303.A for the areas which DEP approved for mining. Jeff has shared this information with Mr. Dellinger and believes he will be prepared to advise the Commission at their June meeting which he will be attending to give a report about the BlueBird Conditional Use application.

- The H&K schedule for filing the Tentative Plan application is contingent upon receipt of the PennDOT permit noted above. Jeff expects that to occur by August.

5. **Savoie Property Petition**

- A petition [attached] was received by the Borough Manager from 19 residents of Burd Coleman requesting that Borough Council look into the use of heavy equipment, acetylene tanks, saws, sanders, chisels, etc. being used in Mr. Savoie's stone artisan business. The petition states that the Burd Coleman residents request relief of the problem. Since this is a zoning matter, it was forwarded to County Planning for them to inspect and advise the Borough.

6. **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. No information has been received to date regarding the possible redesign of the stormwater facilities adjacent to Boyd Street (pipe versus swale).

7. **Iron Valley Estates - Lot 29**

- A Revised Grading Plan for Lot 29 in Iron Valley Estates was received for review on April 5th. The Plan was distributed to P&Z members for concurrence. An approval letter was provided on April 21st [see attached].

8. **Regional Comprehensive Plan Update**

- Attached is the update from the April meeting. At the April meeting the following issues were discussed: 1) How to show the

Land Use Analysis, 2) Issues and opportunities paper was handed out for the municipalities to complete and discuss at the May 5th Steering Committee meeting and 3) Thursday, June 16th from 6-8 p.m. at CCHS, Large Group Instruction Room. Garnett Fleming will conduct the first Public Hearing. More information is available at www.cornwall-lebanonplan.com website.

9. **Upcoming Commission Meeting**

Monday, June 6th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

10. **Meeting adjourned at 8:35 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