



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 SEPTEMBER 7, 2010

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, September 7, 2010 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini

Jeff Snyder

Joe Lescisko

Jim Williams

Robert Simmermon

Borough Officials

Jeff Steckbeck

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

The Final Plan is ready for recording. Existing water/sewer lines are being relocated. A pre-construction meeting will be held prior to commencing the remaining work on the project.

3. **Miners Crossing – Lot 66**

A driveway design has been submitted that will comply with the Borough's maximum slope of 15 percent. Hanover Engineering has reviewed/recommended approval of the design (**see August 19 HEA letter attached.**) Borough Council is required to approve the design as well.

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

- **Iron Valley Estates – Lot 52**
- **Miners Crossing – As-Built Plans for Individual Lots**

5. **Appalachian Land & Conservation Company Memo**

A memo was received from Attorney Paul Ober & Associates [8/10/10] representing Appalachian Land & Conservation Co. The owners of Cornwall Quarry are attempting to refinance a number of properties. They are requesting Cornwall Borough provide a letter that says they are not in violation of any zoning ordinances. Borough Engineer indicated that Appalachian no longer owns the land so a reply is not required. Ober should be sending a similar letter about land owned by H&K, and when that letter arrives it will require a response.

6. **131 North Cornwall Road – Ed Scheib**

Ed Scheib approached the Commission with a request to build, on-site, a 12' X 20' shed. Since the property falls within the Historic Overlay District, he needs to follow Section 21-1 thru 21-9 of the Zoning Ordinance [adopted 6/9/08]. The next step for Mr. Scheib is to bring a sketch plan to the P&Z for review.

7. **Blue Bird Inn**

As a result of improvements made by Andy Arnold to properties he owns at 2367 and 2371 Cornwall Rd, Borough Council directed the Borough Engineer to investigate parking and related land development issues. The Borough Engineers (Steckbeck Engineers) had the following comments [8/23/10 e-mail to J Lescisko]:

- 1) No permit was required for the sidewalk constructed along 2371 and 2379 Cornwall Road since this was located outside the Penn Dot ROW.
- 2) With respect to poor site distance along the west side of Cornwall Rd at properties 2367, 2371 & 2379, the engineer recommends No Parking signs in front of these properties because these driveways have less than the minimum sight distance required to pull out onto Cornwall Road. In order to enact this No Parking ordinance, a Traffic Study would have to be completed.
- 3) With respect to requiring a LDP, which Mr. Fratini stated was required, the engineer, per Section 507.A of the Borough's Subdivision & Land Development Ordinance, Mr. Arnold would not require LDP because the stone parking lot is <10,000 sq.ft. Also, the entrance to the stone parking lot measures 9' wide, Section 2409 of the Zoning Ordinance requires a minimum width of 12'.

Mr. Arnold indicated that he is applying for a PennDOT permit to widen the driveway to comply with zoning.

It was also noted that Karl Karinch provided comments [8/17/10] with respect to parking issues along Cornwall Hills Drive, and Cornwall Road. Hanover Engineering also provided comments [per 8/26/10 P&Z Commission e-mail] on the properties in question with respect to what is allowed in the RMD (Residential Medium Density).

P&Z and Mr. Arnold agreed that he would prepare a Sketch Plan that incorporates all properties in question and shows some options to build a parking lot on that land. Mr. Arnold will bring the design to P&Z for review

and any follow-up recommendations. The Commission discussed possible changes to the zoning map or zoning ordinance which would allow a new parking lot to be built. If a parking lot is built, then Cornwall Road could be posted for "No Parking" which will alleviate safety concerns. The Commission believes amending the zoning ordinance via the addition of parking as a Special Exception is likely the best approach. Any change to zoning map or ordinance would require a public hearing and Council's approval.

8. **LCPD - Inspection**

A letter was sent by Cornwall Borough to County Planning [8/12/10] requesting that they provide additional inspection work [see 8/2/10 P&Z Minutes, #9] during the course of their normal inspection on building construction. LCPD responded [8/31/10] that they would not be able to verify first floor elevation plans and that vegetative cover removal is beyond the scope of internal residential building code.

After discussion, a motion was made by Mr. Fratini, seconded by Mr. Williams and unanimously approved to have Mr. Fratini and Mr. Steckbeck meet with LCPD on these issues.

9. **Snitz Creek Tributary**

Some residents of Karinchville have expressed concerns about potential flooding which could be caused by trees that have fallen into the creek. The Commission shares these concerns and would like to see the trees removed. After discussion, the Commission instructed the Borough Engineer to contact the Conservation District and DEP and request that they handle the matter since it is within their jurisdiction.

10. **Reappointment of Mr. Simmermon**

Mr. Simmermon's term expires 12/31/10 and wishes to be reappointed for an additional five years ending in 2015.

11. **Upcoming Commission Meeting**

Monday, October 4th, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

12. **Adjourned 9:15 p.m.**

Respectfully submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

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