



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

June 2, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, June 2nd, 2014 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

Borough Officials

Steve Dellinger Joe Keaney Beth Yocum

Public

List is Attached

1. Mr. Snyder called the meeting to order at 7:30 P.M.

2. Sacred Heart Church – Land Development

No change in status had been reported since last month prior to Monday's P&Z meeting. Mr. John Poff, representing Mathew and Hockley, as well as Sacred Heart Church was present and asked the P&Z Commission for a 90 day extension so as to be able to finalize their engineering comments for the Formal Land Development Plan. Mr. Poff stated he was meeting with the Conservation District tomorrow and would have the plans to Hanover Engineering within a week or two after that meeting. Mr. Williams made the motion, with a 2nd from Mr. Karinch to recommend to Borough Council to accept the request for the 90 day extension. All P&Z members present voted in favor of the extension.

Mr. Poff reiterated that in negotiating with representatives of the Freeman Estate that "as long as it doesn't cost a penny – they would like the pipe repaired". Mr. Poff hopes to have a Letter of Compliance shortly to be able to pass along to P&Z.

3. Kendra Amick– 356 Granite Street – Minersvillage – Porch Enclosure

Justin Strickler, of Strickler Renovations came before P&Z representing Kendra Amick and asked about the allowance of enclosing an existing concrete porch with an existing roof for an additional enclosed room, on the rear of the property. He stated he would simply be framing in and enclosing the existing structure. Since the enclosure would be located at the rear of the structure and utilize the existing roof, it would be in compliance with the architectural compatibility requirements of the Minersvillage Historic Overlay

District. All members of P&Z had no issues with this addition. If Borough Council approves the proposed construction, Steve Dellinger, Borough Engineer will write a letter to County Planning to allow the issuance of a building permit.

4. Alden Place – Welcome Center

No change in status since last month. Final paving and the installation of landscaping need to be completed prior to the release of the remaining financial security for the project.

5. H&K – The Preserve at Historic Cornwall Village

No change in status since last month. It was mentioned that their last extension for the submission of the initial Final Plan runs out in November of this year, 2014.

6. Cornwall Manor – Health Center

No change in status since last month. The approved Land Development Plan cannot be recorded until the Manor's Letter of Credit has been provided to the Borough.

7. Cornwall Manor – Carriage House Apartments

Hanover Engineering has been coordinating the required site inspections with the Contractor.

8. Zoning Map Corrections – Sycamore Hill Commercial District

The Public hearing on the proposed amendment is scheduled to be held at 6:45 PM prior to the June 9, 2014 Borough Council meeting.

9. Lebanon Valley Rail Trail – Cornwall Borough Trail Head

Revised plans were received for review on May 7th and are currently under review by the Borough Engineer.

10. Alden Place – Community Center

The developer has signed an agreement whereby any changes to the total square footage devoted to and the types of commercial activities currently allowed in the Community Center will require Borough Council approval.

11. 130 Hematite Lane – Renovation Construction Project

No change in status since last month, but it was mentioned that a combined Deed had been recorded.

12. Outside Business in a Residential Zoned Area – 128 Maple Lane

At its May 12th meeting, Borough Council directed Hanover Engineering to contact the Lebanon County Zoning Officer to inquire as to whether or not the homeowner's selling

of firewood from his residence constituted a Business in a Residential Zoned area and would then be in violation of Borough Ordinances. To date, there has been no response from the Zoning Officer to the inquiry. After some discussion, it was recommended that the Borough Manager contact the Zoning Office for an update on the request.

13. Deteriorating Conditions at Several Properties

Several properties in the Borough were mentioned as appearing in disrepair. They include the former Grace's Restaurant property (Route 72); the former Molly's property (Route 72) and a house at 313 Boyd Street in Minersvillage owned by an out-of-state property owner. It was recommended that the Borough Manager also contact the Zoning Office for an investigation of the conditions of these three properties.

Meeting adjourned at 8:00 p.m.

Upcoming Commission Meeting

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

Respectfully submitted,

Robert Boo Simmermon
Secretary

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