



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

February 2nd, 2015

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, February 2nd, 2015 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon John Karinch Jim Williams Jeff Snyder

Borough Official

Josh Weaber Jeff Steckbeck

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. Calendar Year 2014 Annual Report

The Commission members accepted the Annual Report with Goals and Objectives, which was prepared by Mr. Simmermon, P&Z Secretary. (attached)

A motion was made by Mr. Fratini and 2nd by Mr. Snyder and unanimously approved to accept the 2014 Annual Report

3. Sacred Heart – Land Development Plan

Waiting on completion of the easement agreement with Freeman estate. December 15th submission under review. Revised cost estimate needs to be approved. Temporary garage to be reviewed by Hanover and letter sent to Zoning Officer.

John Poff, representing Matthew & Hockley for the Sacred Heart church project, stated that the Diocese letter of credit should be given to the Borough manager later this week. All of the needed signatures and documents still haven't been signed but will hopefully be completed by next week. The land development plans will be left with the Borough manager.

4. New Borough Engineer – Josh Weaber – Steckbeck Engineering

When questioned by Mr. Fratini, P&Z president, the members of the Planning & Zoning commission were informed by Josh Weaber that he will be the primary point of contact for all of Cornwall Borough's SLDO work. He also stated that should there be a conflict of interest, Matthew & Hockley Engineering Associates would be the alternate engineering firm.

5. Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2

Letter from Pioneer Management dated January 20, 2015 granting 90-day time extension extending decision date to May 13, 2015 allowing for additional time to finalize letter of credit. Previous time extension accepted at December's P&Z and Council meetings.

Jim Henke, Project Manager for Pioneer Management, representing Louie Hurst and Alden Place Community came before the commission explaining the need for the 90-day extension request. Mr. Fratini made the motion to recommend to borough council to accept the time extension. Mr. Karinch gave the 2nd and was unanimously approved by the other members.

Mr. Henke also informed P&Z that until all technical issues can be cleaned up with the Conditional Final Plan improvement, he requested that the plans be conditionally approved per the letter, dated January 13, 2015 from Hanover Engineering.

Motion was made by Mr. Karinch, second from Mr. Fratini for Alden Place – Final Plan Phase 3-Revised Final Plan Phase 2 for conditional approval of the Final Plan conditioned on satisfying the Hanover Engineering letter dated January 13, 2015 including; providing signatures on plans, execution of a Developer's Agreement, providing the required financial security, and satisfying recreation fees.....All other council members voted in favor of this recommendation.

6. Iron Valley – Lot 47 – Anthony Wenger

Mr. and Mrs. Wenger would like to slightly shift the location of their house and slightly enlarge the size. Steckbeck Engineering recommended to P&Z that a revised plan is **not** needed at this time due to the adjustment and minimal impact on stormwater runoff. The driveway must be ensured to be less than 15%. Josh Weaber stated that due to the new house configuration that the driveway will actually take a more sweeping approach to the garage. P&Z members stated that all other original design requirements will have to be met.

A motion was made by Mr. Simmermon to recommend to Borough Council that no revised plans were necessary at this time. A 2nd from Mr. Williams and all other members voted in favor.

7. Lot 38 – William Lynch Subdivision

Request made to determine if on-lot stormwater management controls needed. Subdivision plan recorded April 12, 1977 for William Lynch which provides stormwater controls for entire development. Josh Weaber stated he does not believe additional on-lot stormwater management controls are necessary. No further action was taken by P&Z.

8. Yordy (Schott) Property – Stormwater Exemption Request

Previous plan approved by Hanover Engineering showed driveway connecting through existing driveway at the converted dwelling. My. Yordy would like to install the driveway at the original location further to the west. The provided plan depicts a swale and drainage path for the runoff which is shown to be contained on the property and not enter the Borough right-of-way.

It was clarified that there is a notation on the land development plans that the original structure is to be abandoned and not used as a dwelling, per all of the plans.

A motion was made by Mr. Williams, 2nd Mr. Karinch to recommend to Borough Council to approve the revised plan and recommend that the stormwater exemption which was previously approved be accepted as well. All other P&Z members voted in favor of this recommendation.

9. Lindsay Kresge and Pete Uhlig – Subdivision – Common Driveway

Josh Weaber was asked by P&Z members to contact Barb Henry, of the Water Authority, for clarification on the current status of this project. P&Z members had conflicting information about hook-ups and whether or not proper certifications were in place.

10. Robert Bingman –H & K – Timber Harvest

Mr. Bingman came before P&Z requesting the cost of a permit for H&K's timbering plan, which has been previously approved. Mr. Bingman stated that he was advised to go to Lebanon County Planning and met with Song Kim. Song Kim sent Mr. Bingman back to P&Z because he did not know what the fee should be for such a permit in borough. Mr. Bingman stated there are four different timbering parcels, all under one contract, but they all need to be harvested by the end of July, 2015.

Jeff Steckbeck stated that since 2000 no permit fee was charged by the borough. The precedent has been set. Borough Council simply needs to send a letter to County Planning stating that the Borough approves of the granting of the permit. Mr. Steckbeck also stated that should Borough Council wish to charge a permit fee, that would be up to their discretion.

A motion was made to recommend to Borough Council that they confer on the issue and follow the practice that has been in practice for 15 years. Mr. Fratini made the motion with a second by Mr. Snyder while all other members voted in favor of this motion.

11. Arden Snook – 285 Rexmont Road – (old Boyer’s Café)

Mr. Snook and his wife came before P&Z to discuss possible uses for the building which is zoned RV – Residential Village. He purchased the building but gave up the rights to the liquor license at the time of settlement. He stated the building is nearly 7,000 sq. feet. He was inquiring about whether or not the building would be grandfathered Commercial for non-conforming use.

Mr. Steckbeck informed the Snook’s of the process for which they would have to undertake in order to proceed with a Conditional Use Hearing. Mr. Steckbeck stated that “it is not a simple nor cheap process...nor fast”.

Mr. Weaber referred the Snook’s to (Chapter 14 Zoning, Article 11 Village Residential District (RV), Section F; and Article 26-Criteria for Special Exceptions, Conditional Uses, and Other Selected Uses)

12. Executive Session – 8:30 pm

Mr. Fratini made a motion to convene in an Executive Session. Mr. Simmermon provided the 2nd followed by unanimous votes from other members.

A motion was made by Mr. Williams, 2nd by Mr. Fratini to adjourn the Executive session. All other members voted in favor.

A motion was made by Mr. Snyder and 2nd by Mr. Williams to adjourn the meeting and was unanimously approved.

Meeting adjourned at 9:15 p.m.

Upcoming Commission Meeting

Monday, March 2nd, 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
Josele Cleary, Solicitor