



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

February 4, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, February 4, 2013 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

Borough Officials

Steve Dellinger Jeff Steckbeck

Public

List is Attached

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

2. Cornwall Hills Drive-Unfinished Sidewalk

Sue Gable, a resident of Cornwall Hills, stated that the majority of the Cornwall Hills Development is “finished” except for a sidewalk that should extend from the Blue Bird and connect with the completed sidewalk further along Cornwall Hills Drive. Sue stated, “When the sidewalk ends they (school aged children) cut across the bend of the road and this creates a safety hazard.”

She also mentioned that signs stating, “No Outlet-Residential Street” have not been installed that were indicated on the approved final plan.

After discussion with Ms. Gable, the Borough Engineer and the P & Z members, Mr. Fratini made a motion, with a second from Mr. Williams, that Borough Council should look into the matter and see that the improvements (specifically the signs and the sidewalk in front of Lot 13) shown on the approved plan, are installed and not neglected.

3. Cornwall Manor-Carriage House Apartment

Paul Weidman, representing Cornwall Manor, showed renderings of a proposed apartment building that will be built next to Bradley Hall and ultimately connected to that facility. The parking lot will remain but 18 spaces will be covered. A new 22-space lot will be constructed in close proximity to the apartment complex.

The proposed building will share architectural themes with the existing Bradley Hall and will house 18 units in a three-story design. Six of the 18 units have already been reserved. The goal is to start construction at the end of 2013 with expected occupation the following year.

Mr. Weidman also reported that the existing North Hills building (which contains 26 units) is slated for demolition in the near future. This building will be replaced by a new apartment building (with 18 to 28 units). Engineering design for the future building has just started.

4. Cornwall Manor –Woodside Apartments

Paul Weidman, representing Cornwall Manor, informed the Planning and Zoning Commission that the Woodside Apartments project has been put on hold due to the economy and the lack of reservations for proposed units.

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

There was no change in construction status since last month's meeting. However, Steve Danz received a letter from Denise Bollard asking that the letter of credit held by Long Excavating be released. It was determined that Denise Bollard still held a restricted escrow account and that everything is still in place regarding financial security for construction of the townhouses.

A motion was made by Mr. Snyder with a second by Mr. Karinch to recommend the release of the Long Excavating letter of credit. All P&Z members voted in favor of this motion.

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

No change in status since last month's meeting. Jeff Steckbeck informed the P & Z members that the land appraisal price for the main entrance off of Route 322, which needs to be negotiated prior to any development and access to the H&K property, has still not been agreed upon by the state appraisers.

7. Alden Place – Welcome Center

The Preliminary/Final Plan was received for review on December 18th. The initial Plan review was completed and distributed on February 1st (**see attached review letter**). Steve Dellinger, the Borough Engineer, informed the P & Z members of his review and discussed the old storm water regulations under SALDO that all previous plans for Alden Place had been completed under. He pointed out that there is a new, stand-alone Stormwater Management Ordinance currently in place, which was adopted while the Welcome Center Plan was being prepared. A recommendation was made by Mr. Fratini, 2nd by Mr. Snyder to grant a waiver of the newly-adopted Stormwater Management Ordinance and allow the design of the Welcome Center stormwater facilities to be reviewed under the previously accepted SALDO regulations.

Another motion was made by Mr. Fratini, with a 2nd by Mr. Karinch to recommend a modification to the stormwater management design criteria which will allow the depth of

stormwater flow across the access drive to exceed the 1½” level stipulated in the SALDO.

8. John and Lorna Zimmerman - Lot Annexation Plan

A Lot Annexation Plan and a Planning Module were received for review at the January 7th Planning and Zoning Commission meeting. An initial review letter on the Plan was issued on January 21st (**see attached review letter**). A revised Plan was received via email on January 30th and subsequently reviewed (**see attached review letter dated 01/31/13**).

A motion to approve the Planning Module and recommend approval of the Lot Annexation Plan and send them to Borough Council was made by Mr. Simmermon with a 2nd by Mr. Karinch. All P & Z members voted favorably for this recommendation.

9. Cornwall Manor - The Woods – Phase II-B

Hanover Engineering staff met with Paul Weidman and representatives of B. R. Krieder and Sons on January 10th to discuss construction related activities for The Woods – Phase II-B (“The Grove”). Mr. Weidman informed the Commission that they started moving dirt for grading of the street and site/lot preparation. Sewer connections are also being started with inspections being performed by the authority.

10. Meredith Trimble – Beauty Salon – 300 Pamela Lane

Steve Dellinger, Borough Engineer, received notification of the issuance of a zoning permit for a “Home Occupation - Hair Salon” in the Trimble’s name. This permit should not have been issued by the Zoning Officer due to the requirements of the Zoning Ordinance related to a “Home Business” - which requires Borough Council approval of a conditional use application, prior to any permit approval.

Steve Dellinger was instructed to contact the Zoning Officer and explain the discrepancy and request that the Zoning Permit be rescinded. The Zoning Officer should contact the Trimbles to inform them of the proper procedures they need to follow in order to comply with the Zoning Ordinance. It was also noted that the Authority will require the purchase of an additional EDU for the beauty salon use.

11. Lot 30 – Iron Valley Estates – Under Construction

Planning and Zoning members were informed that the previous landowners (the Hardings) had sold their property, Lot 30, and had asked for (in December 2012) and received approval from Borough Council (in January 2013) for the release of their letter of credit (\$4,550). Prior to the start of any excavating and construction, the new landowner should have been required to have comparable financial security in place. A zoning/building permit was issued on November 20, 2012, prior to the Borough becoming aware of the property transfer (the deed wasn’t recorded until December 2, 2012). A letter to the new property owner requesting the posting of financial security was sent by the Borough on December 21, 2012.

A recommendation was made for the Borough Council to attempt to gain financial security to guarantee that all work will be completed and inspected according to Borough ordinances. The recommendation was made by Mr. Fratini with the 2nd by Mr. Snyder. All P & Z members approved of the motion.

Mr. Dellinger will draft a letter for Council so they can proceed with obtaining the required financial security.

12. Regional Comprehensive Plan – Public Hearing

Mr. Simmermon informed the P & Z members that the December 2012 Final Draft of the Regional Comprehensive Plan is posted on the website, www.cornwall-lebanonplan.com.

Like the July draft, it is available in a single file or by chapter. Notable changes are shown in red and underlined. Deletions and editorial corrections are not shown. There have been no map updates since July 2012. There was a map change discussed at the Joint Public Meeting for the Lebanon Authority wastewater treatment plant site, but after further discussion with North Cornwall, no change is planned.

There will be a Public Hearing held in March with all of the other Municipalities participating in the process. The date, time and location of the Public Hearing has not been set at this time. Please check your local newspaper or the website for exact dates and particulars.

Motion to adjourn was made by Mr. Karinch, 2nd by Mr. Williams.

Upcoming Commission Meeting

Monday, March 4, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 8:50 p.m.

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