



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

November 5, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, November 5th, 2012 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams 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. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Construction on the remaining two duplex structures is well underway. Basement drain connections to the storm sewer from the two duplex structures under construction have been installed and inspected.

3. **Cornwall Manor-Woodside Apartments**

Preparation of the required Land Development Plan is currently underway. In response to a request of the Developer, Hanover Engineering provided a consistency letter to the County Conservation District regarding the storm water design in the Preliminary Plan for the West Campus (The Woods, etc.) of Cornwall Manor.

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

On October 5, 2012, a Timber Harvest Plan was submitted for the 568-acre Haines and Kibblehouse property. Approximately 100 acres have been marked for timber harvest. It must be noted that the areas proposed for timber harvest are the same areas identified in the Proposed Foresting Plan (Sheet 123) of the approved Tentative Plan for The Preserve project (see attached letter dated October 7th). Cornwall Borough Council approved the Timber Harvest Plan At its October 8, 2012 meeting. A follow-up letter was sent to H&K on October 9th (see attached). In an email on October 10th, Paul

Callahan confirmed that that all traffic involved with the initial phase of the timbering operation, be directed onto Boyd Street and then to Route 322 (see attached).

5. Alden Place – Welcome Center

Preparation of the Final Plan, which will address all the conditions of the Tentative Plan approval, is currently underway.

6. Storm water Complaint – Iron Valley Estates – Lot 41

As directed by Borough Council at its October 8th meeting, a follow-up letter was sent to the Sharifis regarding correction of the stormwater issue. Hanover Engineering personnel spoke with the Sharifis' daughter on October 19th and visited the site on October 23rd. As of mid-afternoon on November 2nd, Hanover Engineering was still "playing phone tag" with the Sharifis' landscaper regarding the required corrections.

A motion was made by Mr. Fratini, with a 2nd by Jeff Snyder to recommend to Borough Council to proceed with enforcement action as soon as possible.

This issue first came to the Planning Commission's attention on August 6, 2012.

7. Permit Renewal/MS4 Stormwater Management Ordinance – Josh Weaber/SESI

Josh Weaber, representing Steckbeck Engineering & Surveying, Inc (SESI) presented a proposed Storm Water Management Ordinance to the Planning Commission that will allow the Borough to comply with the requirements of the MS4 Permit Renewal. The Ordinance will replace the storm water design requirements in the Borough's existing Subdivision and Land Development Ordinance (SALDO). Mr. Dellinger recommended that the SALDO be amended to reference the new Storm Water Management Ordinance – and to delete provisions to be included in the new Ordinance.

A motion was made to recommend to Borough Council to accept and adopt the proposed Storm Water Management Ordinance, with the required amendments to the SALDO and with the amendments recommended by Borough Solicitor, Josele Cleary.

The motion was made by Mr. Fratini, 2nd by Mr. Williams and passed unanimously by the other members of the Commission.

8. Building Permit – Glen Krall – Nutrient Management Act

Glen Krall came before the Planning Commission to seek permission to build a self-supporting truss arch barn to store and hold dry manure prior to spreading on his fields. He had previously talked with County Planning and they asked that he present his plans to the Cornwall Planning Commission for approval. All zoning setback requirements are within Borough guidelines.

A recommendation was made by Mr. Snyder and seconded by Mr. Williams to allow Mr. Krall to begin construction of his barn.

Mr. Dellinger will provide a letter to County Planning stating approval by the Planning Commission to allow Mr. Krall to proceed with the building of his storage facility.

9. Cornwall Manor-Woodside Apartments – Continued (#3)

Paul Weidman, representing Cornwall Manor, informed the Planning Commission members that due to the current economic slump the Woodside Apartments building project has been put on hold until the economy picks up. He mentioned that Cornwall Manor is still considering a replacement Health Center in the same area, with the same configuration but that too is currently on hold.

Mr. Weidman also informed the Commission that the North Hills apartment building, located on the main campus of the Manor, will be demolished sometime later in 2013 with plans to replace it shortly thereafter. He also mentioned that the Grove houses, located between Phase 2A and the Rail Trail, will begin ~~under~~ construction by the end of the year.

Upcoming Commission Meeting

Monday, December 3rd, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 7:55 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