



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 4, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, November 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 Gerald Boughter Joe Keaney Beth Yocum

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **H & K – The Preserve at Historic Cornwall Village**

There has been no change in status since last month's update from Paul Callahan.

3. **Alden Place – Welcome Center**

There has been no change in status since last month.

4. **Cornwall Manor – Carriage House Apartments**

Paul Weidman, representing Cornwall Manor, was in attendance and stated that the comment letter for their Final Review is currently in queue with DEP. He mentioned the process normally takes within a guaranteed 107 business days, but due to comments that DEP had with the Manor's initial submission, the promise of within 107 days is voided. Mr. Weidman provided copies of the Land Development Agreement and Stormwater Management Agreement for review and approval by Borough Council.

5. **Iron Valley Estates – Phase IV – A – Stormwater Issues**

A site visit was conducted on October 24th with Tom Smith and representatives from Hanover Engineering. A report with recommended improvements is currently being prepared by Bob Lynn, of Hanover Engineering. This report and a letter for the current

landowner outlining recommendations for berm and swale maintenance will be prepared prior to next Monday's Borough Council meeting.

6. Stoner Subdivision – Lazorcik Lot

The setback requirements for the gas pipelines that run through Mr. Lazorcik's property are currently being investigated by Steve Sherk, of Steckbeck Engineering. Steve Dellinger of Hanover Engineering sent an email to Steve Sherk on October 31st for clarification on the location of proposed garage, as well as whether or not the stormwater design is sufficient to accommodate the garage in its planned location. Mr. Dellinger was directed to copy the information request to Steve Lazorcik as well.

7. Sacred Heart Church – Land Development Plan

Hanover Engineering staff met with representatives from Matthew & Hockley and the Lebanon County Conservation District on October 8th to discuss the proposed project with the main issue currently being the impact of stormwater.

8. Cornwall Manor - The Woods Revised Site Plan – 110 Overlook Drive

Mr. Weidman presented revised site plans for a Willow unit with added living space, a sunroom and screened deck. The unit was originally a Laurel Unit consisting of 2437 S.F. The increased area amounts to an additional 333 S.F.

A motion was made by Mr. Fratini, 2nd by Mr. Snyder with full approval of other commission members to authorize a letter to be sent to County Planning for the authorization of a Building Permit to be issued.

Mr. Weidman also stated that an up-to-date spreadsheet detailing the "increase in area" calculations will be presented to P & Z when the 6th house is under contract, which should occur in the near future.

9. Richard Gristick – 231 Burd Coleman Road – Proposed Garage

Nate Wenger, representing Tri-Valley Contractors presented drawings of a proposed garage that the homeowner, Richard Gristick, of 231 Burd Coleman would like to build in his back yard. The property is located in the Burd Coleman Historic Overlay District and the drawings represented proposed a 5/12 roof pitch. Mr. Wenger was informed that to comply with Borough Ordinances in the Burd Coleman Historic Overlay District the roof pitch would need to be a minimum of 8/12 and the garage needs to be located to the rear of the rear wall of the dwelling. All required setbacks appear to be met.

Mr. Snyder made the motion, 2nd by Mr. Simmermon and approved by the rest of the members to have Council approve the plans, providing that the 8/12 roof pitch requirement is met.

10. 130 Hematite Lane – Goosetown – Ron Ruth

Mr. Ruth came before the P & Z members with some questions about the adjoining property/house next to his. Mr. Ruth owns 132 Hematite Lane. He has intentions of purchasing 130 Hematite Lane with the idea of knocking out a 2nd story wall to make a doorway for additional living space from his current home. His plans also include creating a one bedroom apartment on the remaining lower floor of 130 Hematite. Mr. Dellinger pointed out that conversion apartments are permitted by Conditional Use in the RV (Residential Village) zoning district; as long as the created habitable square footage falls between 350 – 850 total S. F. and other Ordinance requirements are met. The two separately-deed lots will also need to be combined. Mr. Ruth was directed to Zoning Article 11, Section 14 – 1103 for more information and was also informed that should he wish to pursue the matter, a Conditional Use Hearing would need to be held by Borough Council.

The prospective homeowner also questioned whether or not a building permit had been issued for the structural changes made to the 130 Hematite property. Apparently, while re-roofing the 130 Hematite property, the original half-walls (4' studs) were found to be rotting and defective and were replaced with 8' studs, changing the roof line. Mr. Ruth was informed that P & Z does not handle such matters but was directed to Lebanon County Planning and Zoning office for clarification (and enforcement) of the matter.

11. Planning Module – David & Kristee Morris – Zinns Mill Road

Due to the fact that the P & Z members were simply presented with a packet of information and no prior time to review the information, a motion was made by Mr. Fratini, with a second from Mr. Snyder to table the review of the documents until next month's P & Z meeting when a representative knowledgeable of the packet's contents can present specific information to the P & Z members. All remaining members voted to table the review. It was noted that the property in question is the Guy Braxton flag lot on the south side of Zinns Mill Road.

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

Meeting adjourned at 8:15 p.m.

Upcoming Commission Meeting

Monday, December 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
Steven Dellinger, Borough Engineer for SLDO
Josele Cleary, Solicitor