



BOROUGH OF CORNWALL

36 Burd Coleman Road

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PLANNING AND ZONING COMMISSION

MAY 3, 2010

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, May 3, 2010 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Joe Lescisko Jim Williams
Robert Simmermon

Borough Officials

Jeff Steckbeck Councilman Lazorick Councilman Koehler Councilman Vranesic
Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **H & K Plan – The Preserve at Historic Cornwall Village**
 - Mr. Vranesic provided a follow-up to the Public Hearing held by Council on Tuesday, April 27, 2010 regarding amending the zoning ordinance to establish the Coordinated Mix Use Overlay District. Paul was pleased that the public turned out for the hearing, but felt that there was a lack of information on their part. He proceeded to show that all meetings (Ad Hoc Committee, P&Z and Borough Council) were published as legally defined by the MPC. He thought that some of the issues addressed were emotional; however, the issues related to traffic were “a real concern” with the Ad Hoc Committee, especially Iron Master By-Pass and Rt. 419 & Boyd Street Intersection (Sacred Heart Church).
 - Mr. Vranesic presented to the commission a proposed addition and amendments to the 46 pt. condition paper that H&K previously agreed to. The changes are as follows:

○ **Cornwall Borough Planning & Zoning Commission Proposed Additions and Amendments to the “Proposed Conditions” for H&K**

A. Insert New Conditions #22 at the end of “Traffic Conditions”:

22) Applicant shall construct a connector road for an Ironmaster Road bypass to the western boundary line abutting the westerly neighboring property. The Tentative Plan shall identify the point of connection of the internal roadway network to the adjoining land to the west. The Tentative Plan shall note that in the future when that neighboring property owner develops his land, the borough will require him to connect his roadways to develop his land; the borough will require him to connect his roadways to the H&K connector road. At that time, H&K shall convert the Burd Coleman Road access roadway to a limited access intersection with a control gate at the approximate location shown on the Phasing Plan. One or more homeowners associations shall permanently maintain the gate. The design of the gate shall be acceptable to all emergency service providers who are first responders to the property. Applicant shall provide written confirmation that such emergency service providers have agreed with the design of the gate prior to approval of the final plan for the phase of the Development which includes the Burd Coleman Road access.

NOTE: At the P&Z meeting, the commission suggested that this connection road be built at the beginning of Phase 3. Mr. Dellinger noted that the Borough can adopt an “Official Map” showing a future road alignment through the neighboring property to connect to the stubbed connector. The existence of an Official Map would require any future development of the neighboring property to work with the Borough to complete the proposed connection.

B. Insert New Condition #23 at the end of the “Traffic Conditions”:

23) Applicant shall contribute its pro-rata share of costs of future Improvements to the intersection of Route 419 and Boyd Street as a part of Phase 5 of the development. Notes shall be added to the Tentative Plan indicating that the Applicant shall develop a concept plan for improvements to this intersection in conjunction with PennDOT and the Borough as a part of the review and approval process for the Final Plan for Phase 3, and shall prepare the design plans and PennDOT Highway Occupancy Permit application and shall submit to PennDOT and obtain PennDOT approval as a part of the review and approval process of the Final Plan for Phase 4. Construction cost of the improvements shall be a part of the financial security for Phase 5. The pro-rata share of costs shall be determined as the percentage of the number of trips generated by the H&K project to the total number of trips which utilize the intersection.

C. Conditions #22 through #46 should be renumbered to be #24 through #48.

D. Condition #19 shall be amended as follows:

Delete all words after the phrase "Iron Valley Drive" in the first sentence, and add in their place the following phrase....."State Route 117, Ironmaster Road, and Burd Coleman Road" as private streets."

NOTE: The question was raised by Mr. Callahan, "How can you tell the GPS Provider that State Rte. 117, Ironmaster Rd & Burd Coleman Rd be called private streets for GPS directions to the Water Park and still be considered public roads?". Mr. Callahan will provide additional research and e-mail P&Z members the results.

Borough Council (Mr. Vranesic) will present a PowerPoint presentation to the public on **Monday, May 10th at 6:00 p.m. in the Cornwall Elementary School** that will give a timeline of events that lead up to the Public Hearing. The purpose of the Power Point will be to apprise the public of the options facing the borough at this juncture.

3. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

- Sewage Planning Module exemption letter was received from DEP. The developer's consultant is working on addressing the remaining conditions of Final Plan approval.
- Bob Brandt distributed architectural plans for the single-family detached dwelling, along with sketches based on the conditionally approved site plan showing the revised footprints of all seven (7) proposed dwellings. Included in the sketches were proposed concrete patios and walkways at the rear of the proposed semi-detached dwellings. Mr. Dellinger will contact Steckbeck Engineering to confirm that the previously approved stormwater design is adequate to handle the increased impervious area depicted on the sketches.
- Mr. Brandt provided information to the Commission regarding the type of building materials proposed for the dwellings. All seven (7) proposed dwellings will use the same color schemes, etc. It was noted that the pitch of the roofs did not conform to the minimum 8/12 required in Section 2107 C.3.b. of the zoning ordinance. Ms. Bollard and Mr. Brandt agreed to adjust the roof pitch accordingly.
- Cornwall Municipal Authority gave conditional approval for all capacity and that the Sewer and Water Main Extension Agreements have been signed **[attached]**.
- It was also noted that the roof pitch of the proposed detached garages was less than 8/12 (the provisions for roof pitch in the zoning ordinance do not differentiate between principal and accessory buildings in the historic overlay districts). After a lengthy discussion, a motion was made by Jeff Snyder, seconded by Joe Lescisko and approved by a vote of 3 to 2 to require the builder (Bob Brandt) that the detached buildings have a 8/12 pitch roof.

- Mr. Steckbeck noted that this decision on the detached accessory structures, which are located in the rear yards, is the first time which the borough has applied the new rules in the Historical Overlay District. The decision to require accessory structures to have a roof pitch of at least 8/12 is now a precedent which will apply to all other owners of property in the District. This includes portions of H&K's land, but also includes the existing residents in the villages.

4. **Dedication of Granite Street**

- A site meeting with the contractor was held on Friday, April 30th. The repair work is proposed to be completed during the week of May 3rd.

5. **Krissinger Property (Culvert Street)**

- A final inspection of improvements was conducted on April 12th. Release of remaining financial security was recommended to and approved by Borough Council at the April 12th meeting [see HEA letter dated 04/12/10].

6. **The Woods**

- A revised dwelling type, sun room addition and a screened deck addition to a unit at 716 Ash Court and was reviewed and approved under the new "plan deviation" guidelines [see HEA letter dated 04/20/10].

7. **There has been no change in status since the last meeting for the following lots/projects:**

- **Miners Crossing – Lot 66**
- **Iron Valley Estates – Lot 52**
- **Miners Crossing – As-Built Plans for Individual Lots**

8. **Grace's Restaurant**

- Borough Council held a Conditional Use Hearing for Anthony Landis who now owns this property. Mr. Landis is proposing an automobile detailing, repair and sales facility on this land. The Council voted to approve the use, conditioned upon the applicant obtaining a PennDOT highway occupancy permit, and complying with all provisions of the Zoning Ordinance and SLDO relating to environmental improvements, screening, and buffering. {i.e. NO variances of any of those requirements may be approved by the ZHB; and no waivers of any of those requirements may be requested nor approved during the SLDO plan review and approval process}

9. **Ed Scheib Concerns**

- At the request of the Commission at their last meeting, Steckbeck met with zoning officer Julie Cheyney to review the parking issues on the Weaber lot as raised by Mr. Scheib. Ms. Cheyney will be sending an e-mail to Steckbeck indicating that it is her opinion that the off street parking regulations and limitations referenced by Mr. Scheib do not apply to a vacant lot, but rather they only apply to parking which is REQUIRED as accessory to a proposed principal use. Only if the land owner proposes the lot as a principal use parking compound would those rules apply. Ms. Cheyney believes that the current complaint must be addressed through the borough's traffic laws or the borough's road occupancy and driveway ordinances. Steckbeck will consult with both Police Chief Harris and Road Superintendent Tom Smith for their interpretations on applicability of those ordinances.

10. **The Woods - 718 Ash Court**

- Paul Weidman, on behalf of Cornwall Manor, presented a proposed revision to the dwelling type, along with a covered deck addition to a unit at 718 Ash Court in The Woods.
- A motion was made by Mr. Fratini, seconded by Mr. Simmermon and unanimously approved to accept the revised drawing of 2668 SF with a covered deck.

11. **Blue Bird Inn**

- Mr. McCarrick who resides in Rexmont and also works as a full time police officer in South Lebanon Township explained how he had a close call on Saturday night on his motorcycle going North on Cornwall Road, passing the Blue Bird Inn, he almost hit a pedestrian crossing the street from West to East. It seems that the person was "washed out" from the street light(s) above. Is there anything that P&Z can do about this issue or the parking on the east side of Cornwall Road? It is his personal and professional opinion that the situation is unsafe and that someone could get injured or killed. He believes there should be no parking allowed on the east side of Cornwall Road.
- A motion was made by Mr. Fratini, seconded by Mr. Williams and unanimously approved to recommend to Borough Council that Mr. Steckbeck research the lighting and parking issues in conjunction with Chief Harris as to what can be done.

Regional Planning

- P&Z members received the following documents for consideration **[attached]**:
 1. Phase I Agreement – Agreement between the five (5) municipalities to share a portion (% based on population) of the cost of the attorney (Scot Feeman, Esq.) who would represent the Steering Committee on issues such as RFP Proposal for planner, contract with planner, etc.
 2. Phase II Agreement – Agreement between the five (5) municipalities to share a portion (% based on population) of the cost when a planner is hired to do the comprehensive plan. NOTE: Once a municipality signs this document, they pay their share of the cost even if that municipality backs out of the plan later on. This Agreement will only be effective when the Steering Committee secures funding from the State Department of Community & Economic Development and the Lebanon County Commissioners through their County Comprehensive Initiative Program.
- A motion was made by Mr. Simmermon, seconded by Mr. Williams and unanimously approved to recommend to Borough Council that they enter into Phase I Agreement only to pay Scot Feeman, Esq. in the amount of \$65.00 (13% of \$500).

12. Upcoming Commission Meeting

- Monday, June 7th, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

13. Adjourned 9:40 p.m.

Respectfully submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

cc: Borough Council & Solicitor
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Alternate Borough Engineer
Josele Cleary, Special Counsel