



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

March 7, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, March 7, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams
Joseph Lescisko

Borough Officials

Jeff Steckbeck Steve Dellinger Steve Lazorick John Karinch
Rob Koehler

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Regional Comprehensive Plan Update**
 - Gannett Fleming provided a bus, to tour the five (5) Municipalities on Monday, February 28, 2011. The tour afforded the committee members an opportunity to see and learn about each other's communities, land use and zoning patterns, anticipated developments, and services offered. Several specific locations were pointed out in each municipality. Attached is a paper pointing out what was visited.
 - Gannett Fleming is now conducting interviews of key individuals and organizations in the planning region to assess: 1) Quality of Life issues, 2) changes in the past five to ten years, and 3)

trends, opportunities and, most importantly, issues to be addressed.

- Updates on the plan are posted on the project website at <http://www.cornwall-lebanonplan.com>.

3. **Greisch 126 & 128 Anthracite Road**

- The Greisch residence received a Lot Width and Lot Annexation back in CY 2007 to subdivide their property into two homes. All fees were paid, but the plan was never signed.
- A motion was made by Mr. Fratini, seconded by Mr. Simmermon and unanimously approved, to recommend to Borough Council approval of the plan.

4. **Grace's Restaurant – Anthony Landis**

- Surveyor, Mike Kotay of Diehm & Sons, provided an update on Mr. Landis's acquisition of the former Grace's Restaurant along Route 72. Mr. Landis received a conditional use [attached, 4/13/10] to operate an automobile detailing, repair and sales facility on this land. This was conditioned upon the applicant receiving a PennDot Highway Occupancy Permit and upon complying with all provisions of the zoning ordinance and SLDO Environmental Improvements, Screening and Buffering. Mr. Kotay requested an extension of the application because of both boundary line issues, i.e., a strip of land, "No Man's Land", that does not show who owns the property [Letter, 2/23/11], and PennDot's evaluation that no center turn lane is required, but was not received in writing. Mr. Steckbeck stated that no work is allowed on the premises and use of the site for vehicle storage is not allowed since PennDOT permit, land development plan approval, and clean titles to the property have not been received.
- The commission recommends an extension; however, Mr. Dellinger noted [2/24/11 e-mail] that the conditional use is good for two years.

- A motion was made by Mr. Fratini, seconded by Mr. Snyder and unanimously approved, to recommend to Borough Council that Mr. Landis cease operations immediately and all vehicles need to be moved, but that Council provide the timeline to have vehicles moved.

5. **Iron Furnace, Boyd Street**

- Pa Historical and Museum Commission has requested the borough to partner with them to install new storm drains along Rexamont Road to divert water away from their basement entrance. PHMC has submitted a partnering agreement by which they will pay the borough up to \$20,000 to cover all costs if the borough will agree to get the work performed either through the borough road crew or by bidding. PHMC provided a draft “agreement” which is under review by Solicitor Cleary and Engineer Steckbeck. Council reviewed the matter and agreed in principal at their February meeting, subject to acceptable contract arrangements. If a contract is executed, the borough will need to acquire a drainage easement from Cornwall Manor. Steckbeck has already discussed the matter with Paul Weidman and the Manor is agreeable to providing the easement.

6. **Karl Karinch, Blue Bird Issues**

- Mr. Karinch received a written response from County Planning [2/24/11] on Karinch Questions [12/6/10]. Also, for the record, Karl provided an additional letter [3/3/11] regarding County Planning’s response.

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

- Construction continues on the first pair of semi-detached dwellings. No construction inspections were requested in the past month.

8. **Proposed Zoning Ordinance Amendment – Blue Bird**

- Borough Council adopted the Ordinance amendment at the February 4, 2011 meeting [copy attached].

9. **McElheny – Schauer Lot Annexation Plan, Spring Hill Acres**
- Comments were received from LCPD [2/11/11, 2/14/11] and Hanover Engineering [2/24/11] endorsing the Lot Annexation.
 - A motion was made by Mr. Snyder, seconded by Mr. Williams and unanimously approved, to recommend to Borough Council approval of the Lot Annexation Plan.

10. **Upcoming Commission Meeting**

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

11. **Meeting adjourned at 8:10 p.m.**

Respectfully submitted,

Joe Lescisko
Secretary

Cc: Borough Council
Jeff Steckbeck, Borough Engineer for Public Works
County Planning Department
Steven Dellinger, Borough Engineer for SLDO
Josele Cleary, Solicitor