

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON MONDAY, OCTOBER 5, 2020 AT 6:30 P.M.  
IN THE CORNWALL BOROUGH HALL

Chairman Ray Fratini called the meeting to order at 6:30 p.m.

PRESENT

Ray Fratini, Jim Williams, John Karinch, Bruce Conrad and borough engineer Bob Lynn

ABSENT

Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

139 REXMONT ROAD - HOME-BASED BUSINESS, DOG GROOMING

Owners Steve and Angela Degroat were in attendance to discuss their proposed dog grooming operation, which would be a home-based business. The zoning ordinance states that additional parking would need to be approved by borough council.

John Karinch reminded them that they would need to purchase an EDU before getting permitted. Mr. Degroat said he understood, but he was hoping there would be some consideration into seeing what their consumption would be after operating before determining if they needed to purchase an EDU. The commission informed him that the protocol is the EDU is purchased before permitting.

The commission reviewed the current parking facilities and did not feel that any additional parking would need to be added.

Ray Fratini made the motion, seconded by Jim Williams, to recommend to council that no additional parking be needed for Mr. and Mrs. Degroat to operate a dog grooming business at 139 Rexmont Road.

JULIE CHEYNEY - LEBANON COUNTY PLANNING

Ray Fratini reviewed the history of the planning and zoning in the borough. He wants to see it return to the way it was, with everything coming before the planning commission first and then going to county planning.

Ms. Cheyney said she has no problem working together again, but she would like clarification as to what that process will look like. Do residents make application to the county first? Mr. Fratini said the process should start with the borough. Ms. Cheyney thought the biggest issue would be the amount of time it takes, because they did get complaints about that in the past.

John Karinch said that the ball has been dropped too many times when it comes to enforcement. He wanted to see that issue tightened up. Ms. Cheyney said that was fine and reviewed the steps for enforcement. She explained that once the borough takes it to a district justice, it is solely in

the borough's hands. The district justice can impose a fine, but they would not be able to enforce remedy of the violation.

Resident Stan Alekna said it is time to enforce the zoning violation. He felt too many times violations are not followed up on.

County will continue as is until council approves the change back to planning and zoning.

Chester Scholl had concerns about delays in the permitting process if the change occurs. The commission said approved plans would not be delayed in getting building permits.

Bob Lynn said most of what has been discussed is in the MPC, but the only difference is the split responsibility between the borough and the county.

Ms. Cheyney and Mr. Rhoads will work on an agreement between the borough and the county.

Jim Williams made a motion, seconded by Ray Fratini, to recommend to council that planning and zoning be reinstated. Bruce Conrad and John Karinch abstained.

#### CHESTER SCHOLL - REZONING ON ZINN'S MILL ROAD

Mr. Scholl had questions about the next steps in getting the land rezoned. He was told by his engineer some of the property is in North Cornwall. Cody Rhoads said according to the GIS the entirety of his property is in Cornwall.

Mr. Scholl was told the next step is to submit a formal request to change the zoning.

Mr. Lynn reviewed the process and the anticipated timeline.

There was further discussion about land values, types of housing and other items associated with land development.

#### GUEST HOUSES

Mr. Lynn gave everyone copies of ordinances from other municipalities for the commission to review for next meeting.

#### ZONING DISTRICTS

Mr. Fratini asked Mr. Lynn to develop a cost for reviewing the borough's zoning districts to ensure that the borough properly provides for each use.

#### STORMWATER

Mr. Karinch said he was discussing the issue of stormwater with Jeff Snyder. Mr. Snyder was wondering if the borough could increase the size of retention basins beyond what is normally required. Mr. Lynn said the borough would have to provide proof as to why a larger basin is required.

Mr. Karinch discussed the recently updated FEMA flood maps as one reason to enlarge the basins.

Mr. Lynn said in 2022 the borough will be tasked with creating a new stormwater management ordinance so there will likely be new requirements that have to be met.

#### STORMWATER APPROVALS

Mr. Rhoads updated the commission on projects that require storm water approvals from Hanover.

#### ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by John Karinch. Meeting adjourned at 8:02 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary