

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON TUESDAY, SEPTEMBER 8, 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, Jeff Snyder, Jim Williams, John Karinch, Bruce Conrad and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

314 BOYD STREET – SHED - NICHOLAS TIFFANY

Steve Dellinger explained that the shed proposed for this lot was previously located at 329 Boyd Street and the planning commission approved it in October 2018. After ensuring that the shed would meet the required setbacks, Jeff Snyder made the motion, seconded by Bruce Conrad, to make a recommendation to council that it be approved. Motion passed.

633 ASPEN LANE – ADDITION – JAY FURLONG

Mr. Furlong explained that when he purchased the home, there was mold in the garage, and it was suggested that he tear it down and rebuild. Mr. Dellinger handed out an aerial view that showed the new addition. Dennis Kreider, the builder, went over the plans and explained it would add an additional 400 square feet.

Mr. Kreider said they were referred to the borough for a stormwater exemption letter. Bruce Conrad made the motion, seconded by Ray Fratini, to make a recommendation to council to approve the addition for 633 Aspen. After council approves it, Mr. Dellinger will send a stormwater exemption letter to county planning on behalf of the borough.

60 ANTHRACITE ROAD SUBDIVISION

Mr. Dellinger went over his September 3<sup>rd</sup> review letter. Last month, the planning commission recommended that council grant the requested waivers and council approved them. Alex Kinzey, Steckbeck Engineering, was in attendance looking for conditional approval of the plan. Based on Hanover's review, Ray Fratini made the motion, seconded by Bruce Conrad, to recommend council grant conditional approval. Motion passed with John Karinch abstaining from the vote.

CHESTER SCHOLL – REQUEST FOR REZONING

Mr. Scholl owns 40 acres on Zinn's Mill Road from Route 72 to the Apple Creek Veterinary Clinic that he would like to rezone from agriculture to residential. Mr. Dellinger handed out an enlarged zoning map that showed the parcels in question. Mr. Scholl said he previously requested 100 EDUs when he asked about future development of his properties. Mr. Scholl did not want to move forward with developing a plan if it was unlikely he would be granted the change.

Mr. Fratini said there would need to be improvements done to Zinn's Mill Road and possibly to the intersections at either end of the road. Mr. Karinch reminded Mr. Scholl that if he wanted to do commercial off Route 72, he would need a highway occupancy permit.

Mr. Dellinger said a rezoning issue would be a hearing before borough council.

Mr. Fratini said he would like to see it as R1 if it is rezoned. Mr. Scholl said he would not be building the houses, but he has talked to a developer. He envisions the development would resemble Chesterfield Estates, which is located across Route 72 from this parcel.

Mr. Dellinger pointed out that there is RLD that is contiguous to these parcels and it would be an extension to existing zoning, not spot zoning. Mr. Dellinger reviewed the approved uses within the RLD.

Mr. Dellinger reminded the commission that the borough cannot rezone based on a proposed development, they can only rezone the property and he reviewed the formal process for pursuing the change. Mr. Dellinger said the next step would be to present this idea to council. Mr. Fratini recommended that Mr. Scholl present it to council.

#### OVATES PROPERTY – ROUTE 419, WILLOW AND BOYD

There was nobody in attendance representing the property. Mr. Dellinger handed out a proposed sketch of the development.

Mr. Fratini had a concern about the proposed entrance on Boyd Street. Mr. Snyder shared that concern due to it being across from the entrance to the post office. Mr. Conrad asked if they needed three entrances. Mr. Dellinger answered that the SALDO states they only need two.

There was discussion about the stormwater management facilities on the property.

Mr. Fratini wanted to see a beauty strip along Route 419. Mr. Dellinger said there will be no driveways onto 419 and the houses will face the interior so that should not be a problem.

The main concerns of the commission for the property were to ensure there was no access onto Boyd Street, the erection of a beauty strip along Route 419 and the stormwater management for the development.

#### UPDATE COMPREHENSIVE PLAN

The comprehensive plan was done in November 2000 and consideration should be given to updating the plan. Mr. Fratini said the focus should be on areas that are under attack. Mr. Dellinger said once those areas are identified, the plan can be amended and updated.

#### H+K PROPERTY

Cody Rhoads informed the commission that someone recently contacted the borough to see if a 140-acre piece of property that H+K currently owns could be serviced by water and sewer.

### BOROUGH ADMINISTRATION OF ZONING

There was discussion about the possibility of the borough taking zoning back from county planning. Mr. Fratini said he would be happy if the borough could run planning and zoning like they used to, while working in conjunction with the county. Mr. Karinch felt like that would be the best course of action since the commission knows Cornwall better than anyone. With this proposal, county would still get the income for permits, but the borough would have control over the zoning. Jim Williams made a motion, seconded by Jeff Snyder, to recommend to council that the planning commission becomes planning and zoning. Motion passed with John Karinch and Bruce Conrad abstaining.

### GUEST HOUSES

Mr. Dellinger gave an overview of guest houses and reviewed where they are permitted in the borough. Mr. Dellinger also reviewed the difference between a bed and breakfast and an Airbnb. Mr. Fratini felt the size of the building should be one consideration for allowing a guest house. Mr. Snyder thought there should be two parking spaces required for each room available. Mr. Karinch also brought up that guest houses would need an additional EDU. The commission wanted to see examples of ordinances in other municipalities that address this issue before making a recommendation to council. Mr. Dellinger will provide those at the October meeting.

### ADJOURNMENT

With no further business to conduct, Ray Fratini made the motion, seconded by John Karinch, to adjourn the meeting at 8:07 p.m. Motion passed.

Respectfully submitted,

Cody Rhoads  
Secretary