

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON SEPTEMBER 5, 2023 AT 6:30 P.M.  
AT CORNWALL BOROUGH OFFICE

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

PRESENT

Ray Fratini, Bruce Conrad, Joe Lescisko, John Karinch, Jeff Snyder, borough engineer Chad Smith and borough engineer Josh Weaber

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

QUENTIN RIDING CLUB

Cody Rhoads said that Jeff Steckbeck sent the notice to everyone that West Cornwall will hold a zoning hearing for the property soon and they asked if Cornwall had any comments. There is only one house that will be in Cornwall Borough. There were no comments from the planning commission or the public.

CORNWALL PROPERTIES – REZONING REQUEST

Mike Swank, Cornwall Properties, said that in April their land use attorney submitted a text amendment to the borough for review. Solicitor Cleary and their attorney have been going back and forth since then adjusting the proposal. Mr. Swank said the purpose of their visit was to ascertain if they should continue to work on that or if the rezoning request was a hard no.

Mr. Fratini said that he would like to hear the commission's thoughts on a potential rezoning. He said he needs more information to consider such a request, but he would like to see an addition to the tax base.

Mr. Swank reviewed the properties that they are requesting to be rezoned. A warehouse is currently permitted in the light industrial. They are seeking to move that use to the general industrial district. The light industrial district would then add uses to allow for a hotel, apartments, and other residential uses.

One resident asked about the process for changing the zoning. Mr. Fratini said it is ultimately the council's decision and a public hearing would precede any decision.

Mike Gallagher asked about the status of Route 322 access. Mr. Swank said that is currently on hold until the rezoning issue is resolved.

One resident asked what the public benefit would be for the rezoning. Mr. Swank said that the main benefit would be the tax revenue. Another resident asked about a tax abatement. Mr. Byler stated that they are not seeking any abatements.

Stan Alekna asked what has changed since the last time Cornwall Properties submitted the proposal and then withdrew it. Mr. Swank said that after walking around the property with members of the Ad Hoc Committee he felt there was a possibility that the original proposal would work.

One resident said that she was hearing a lot of discussion about warehouse or no warehouse, but the question was really where the warehouse will be built. The by-right zoning allows for a warehouse to be built in Light Industrial near the Open Pit.

There was a question about other uses that might be done on the property instead. Mr. Byler said that the property was purchased at that price because of the industrial zoning.

There was discussion about whether the warehouse would be able to be seen at its proposed location. Mr. Byler said that they marked the proposed corners and elevations of the warehouse at both locations when leaves weren't on the trees so that the Ad Hoc committee could see that.

One resident asked about wildlife and said she did not want to see any development.

Karen Groh asked the allowable size for a warehouse in the current Light Industrial zone. Josh Weaber said it is based on the percentage of the total lot coverage.

There was discussion about the status of Cornwall Properties' Highway Occupation Permit application, tax projections and traffic concerns.

Mr. Weaber clarified that a traffic study isn't an arbitrary document. It is based on PennDOT requirements.

Mr. Karinch said that a warehouse can be built right now in the Light Industrial district. If it is built there, everyone will be able to see it as they drive down Boyd Street. He felt it would be better situated off Route 322 where it is more hidden.

Mr. Snyder said he understands everyone's concerns. Mr. Byler has the right to build a warehouse, now it has to be decided where it best fits in the borough. He also appreciates the tax implications.

Mr. Conrad felt that the Ad Hoc Committee should meet and work through any changes before any zoning change is considered. He also asked if Mr. Byler would be willing to sell the property and suggested that the people buy the property to protect it from development if they so desire.

Mr. Byler said that this process was no further along than it was a year ago. He felt that they have followed the process that Borough Council laid out. They submitted a text amendment and the borough's solicitor and their lawyer have gone back and forth working on it.

Mr. Lescisko said that he went through the lengthy H+K conditional use process and he hopes that Mr. Byler will work in good faith if the borough goes through that process again. Mr. Lescisko asked if there was such a thing as a failed traffic study.

Mr. Weaber said that there would be recommendations made (turning lanes, deceleration lanes), but there would not be a failed traffic study.

Ray Fratini made a motion, seconded by John Karinch, to recommend to council that the Ad Hoc Committee meets this month with representation from Cornwall Properties to discuss the rezoning request in more detail. Motion passed.

#### CORNWALL PROFESSIONAL BUILDING

Jeff Steckbeck said that Mr. Fratini is interested in subdividing his property on Magnetite Lane and selling it. The buyer is Cornwall Professional Building which is a subsidiary of Steckbeck Engineering. Cornwall Professional Building is proposing an over/under (apartment on the first floor, apartment on the second floor) on a 10,000 square foot lot, which is permitted in the zoning ordinance.

A resident had a question about the stormwater runoff. Mr. Weaber said that they will need to match the rate and condition that it currently runs off the property.

There is no action needed until a formal plan is submitted.

#### PUBLIC COMMENT

Mr. Lescisko asked about the detailing business operating at the Rexmont Fire Company. The way the cars are parked is hindering the line of sight for traffic. Mr. Steckbeck said he can issue a notice to keep the clear sight triangle unobstructed.

Mr. Fratini asked about the weeds growing along Route 419 at Cornwall Junction. That is part of PennDOT's right-of-way. They did flail mow it earlier this summer. Mr. Karinch asked if the borough could maintain that area, but Mr. Rhoads was reticent to set a precedent for the borough doing work that is PennDOT's responsibility.

Mr. Lescisko asked if the basins were converted in Cornwall Junction. Mr. Smith said that they were switched from the sediment basins to the drainage basins.

Mr. Fratini asked when the guiderails will be installed. Mr. Smith will check into that.

#### ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Jeff Snyder. Motion passed. Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary