

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON MONDAY, DECEMBER 7, 2020 AT 6:30 P.M.  
IN THE CORNWALL BOROUGH GARAGE

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 Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

HOWER, 607 ASPEN LANE

The resident is proposing to rebuild a garage damaged by a tree fall. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

JACKSON, 122 NORWAY LANE

The resident is proposing to build a shed off the driveway. Steve Dellinger pointed out that there were no measurements from the property line on the sketch and it must be five feet off the line, which he thinks it is. Jim Williams made the motion, seconded by Ray Fratini, to approve the permit conditional on the shed meeting the setback requirements. Motion passed.

GINDER, 116 IRON VALLEY DRIVE

Resident is proposing to construct a second-floor addition above the garage as opposed to the one-bay garage addition proposed in November. Ray Fratini made the motion, seconded by Bruce Conrad to approve the permit. Motion passed.

WIEST, 1029 ALDEN WAY

Ms. Wiest is proposing to construct a white-vinyl fence in her rear yard. She received HOA approval. Ray Fratini made the motion, seconded by Jim Williams, to approve the permit. Motion passed.

JASION, 121 CEDAR STREET

Mr. Jasion is proposing to construct a shed in the rear corner of his property. Mr. Dellinger mentioned that this would be built on top of the sewer line. Mr. Jasion said he discussed that issue with Barb Henry, and he understands that if there was a problem with the sewer line the shed would need to be removed. The shed would be movable. Ray Fratini made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

RICKER, 1707 HICKORY DRIVE

Mr. Ricker is proposing to construct a shed off the driveway on his property. Mr. Dellinger commented that his only concern would be stormwater runoff and that could be mitigated by directing any runoff toward the slope and not toward the neighboring property.

### ESBENSHADE, 1027 PERCY LANE

Mike Nightingale, Brookside Brothers, was in attendance representing the applicant. The proposal is to build a sunroom off the patio. John Karinch made the motion, seconded by Ray Fratini, to approve the permit. Motion passed.

### NEW BUSINESS

#### LAUDEMAN, 390 REXMONT ROAD

Mr. Laudeman was in attendance to discuss the possibility of building a new house on the lot behind his current residence. There was a discussion regarding the steepness of the driveway and meeting the 15% threshold in the ordinance. Mr. Dellinger mentioned that the lot was subdivided in 2002, before the 15% threshold was enacted and therefore would be grandfathered. Mr. Laudeman stated that the lot already has an existing driveway.

Mr. Laudeman asked what his next step was and was given direction on how to proceed.

### CORNWALL JUNCTION

Chad Smith, Steckbeck Engineering, was in attendance to review the recent submission of the preliminary/final plan. Mr. Smith also reviewed the six waivers for the project that are requested at this time. Mr. Smith and the commission looked over and discussed the plan for 30 minutes.

Ron Morrison, Brandywine Drive, asked if there would be a public hearing for the residents. He was told there would not be. Mr. Morrison asked if there would be replicated house numbers (i.e. 1011 Northgate, 1011 Brandywine) as this is a problem in Alden Place and Northgate with deliveries. This development will be a single street so there will be no replication. Mr. Morrison thought the map should be sent to UPS and FedEx. Alden Place and Northgate are private streets, which might cause delivery issues. Mr. Morrison asked if the streets would be dedicated to the borough. Mr. Smith said that the developer's intent would be to offer the streets for dedication. It would then be up to the borough to accept dedication. Mr. Morrison asked if the streets will be built to borough standards. He was informed that they would be.

There was a discussion about maintenance of the stormwater basins, most notably the grass cutting. The individual homeowner would be responsible for that maintenance. The state says the grass should be cut twice a year. Mr. Fratini felt that could cause some problems if neighbors felt it should be cut more often. Mr. Smith said it is not well-policed and people could likely cut it as often as they would like.

### DELIBERTY/OVATES LOT ANNEXATION

The plan was received on at the end of last week. Mr. Dellinger will review the plan and have comments for next month. He wants to verify all the access easements are up to date before recommending it.

### ZONING ORDINANCE UPDATE - ENFORCEMENT

The commission received the proposed update. Mr. Fratini and Mr. Karinch worked with resident Stan Alekna on the update. Mr. Fratini commended Mr. Alekna on the work he put in.

Mr. Karinch said that one addition Mr. Alekna would like to add is that all complaints filed be considered anonymous. Mr. Karinch felt it should be anonymous. Mr. Conrad felt that it should not be anonymous. Mr. Williams also felt that it should not be anonymous. Mr. Fratini concurred with Mr. Conrad and Mr. Williams. He felt that if someone was lodging a complaint, they should stand up to it.

The commission is going to take the next month to read over the proposal and talk about it again in January.

#### SIZE REGULATIONS FOR ACCESSORY STRUCTURES

Mr. Dellinger handed out examples of ordinances from other municipalities to show how these structures are defined. This is a starting point for everyone to review and determine if there should be changes made to the ordinance.

#### OLD BUSINESS

##### SHORT-TERM RENTAL/GUEST HOUSE REGULATIONS

Mr. Dellinger said other municipalities have a stand-alone ordinance that is outside of the zoning ordinance to address this issue. The consensus of the commission was that any regulations should remain in zoning. There was discussion about placing reasonable restrictions that would still allow short-term rentals in the borough. Bob Lynn had handed out copies of other ordinances in October. The commission would like to review those again before making any decisions.

#### SOLAR

Mr. Fratini asked if there was anything regulating solar in the borough. Mr. Dellinger said only for solar panels attached to houses. There is nothing regulating solar farms. Mr. Fratini would like to ask council to allow Mr. Dellinger to work on creating regulations for solar. Ray Fratini made the motion, seconded by Bruce Conrad, to ask council to allow Mr. Dellinger to work on creating those regulations. John Karinch abstained. Motion passed.

#### ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by John Karinch. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary