

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON DECEMBER 6, 2021 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, John Karinch, Bruce Conrad, Joe Lescisko and borough engineer Steve Dellinger

ABSENT

Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

161 JULIA

The applicant is proposing to construct a fence. Mr. Dellinger stated that it met all the requirements. Joe Lescisko made the motion, seconded by John Karinch, to approve the permit. Motion passed.

1624 BAYBERRY

The applicant is proposing to install an exterior generator and needs a permit for the pad. Mr. Dellinger had no issues with the proposal. John Karinch made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

121 JULIA

The applicant is proposing to install a lean-to style shed that will be next to the house but not attached. Mr. Dellinger's only comment was that the flow from the downspouts should not be redirected. Ray Fratini made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

128 WALKER

The applicant is proposing to replace an existing shed with a new shed while also moving it away from the property line. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

OLD BUSINESS

STORE LANE DEVELOPMENT WATER ISSUES

Mr. Dellinger reviewed the water issues at 341 and 343 Pamela Lane that was caused by the new construction. Mr. Rhoads reached out to the builder for the as-built plans but has not received a response to date. The commission suggested reaching out to him again and, if no response is received, then have Solicitor Cleary reach out to him.

NEW BUSINESS

200 REXMONT

Kevin Martin was in attendance to discuss a possible use for the property in a very preliminary way. His business would be agricultural support where they would sell and service equipment. There would be assembly on the site and possibly some manufacturing depending on how you want to define that.

Mr. Fratini asked what type of trucks would be using the property. Mr. Martin said there would be full-size trucks and 18-wheelers. Mr. Dellinger pointed out that the property is currently zoned low-density residential. Since the prior buildings were torn down it would be hard to get approved for a change in non-conforming use. Mr. Fratini said that his main concern was the size of the trucks using the roads. He also said that there is industrial waste buried on the property.

The commission felt the use would be the biggest obstacle. Mr. Dellinger suggested it might be helpful to get a determination by the solicitor as to whether a change in non-conforming use would be possible.

After further discussion, it was decided that going in front of the Zoning Hearing Board would be the only avenue. Mr. Martin can contact Mr. Dellinger if he has further questions about the process.

ALDEN MANSION

Mr. Rhoads stated that it is likely the mansion will be sold this week and wanted to review some of the ideas the new owner would like to accomplish in the near term. Those include the construction of a 40' by 40' garage to the left of the mansion and a 400 square foot addition to the caretaker's house. The new owner would be living in the mansion for the time being but would like to add a use in the future. Mr. Dellinger stated that it is currently zoned residential so if a use is added, it would have to go through the conditional use process.

There was further discussion about the property, but the commission will only proceed when they have official requests from the new owner.

IRON VALLEY TIMBERING

Mr. Dellinger stated that he received an approved erosion and sedimentation plan from the county for a timbering operation at Iron Valley Golf Course. He felt that further information was needed to direct the county to issue a timbering permit.

Mr. Dellinger read a portion of the planning commission minutes from April 2, 2018 where a timbering plan for the golf course was discussed. There was no evidence that a permit was ever issued. Mr. Karinch asked about the tree canopy. Mr. Dellinger stated that the conservation recreation district has a 50% canopy requirement but there was a different agreement with the golf course since that was built prior to the ordinance.

Ray Fratini made the motion, seconded by Joe Lescisko, to have Mr. Dellinger seek more information before issuing the permit. Motion passed with John Karinch abstaining.

STREET VACATION ORDINANCE (LAUREL ALLEY, FINCH ALLEY, OAK STREET)

The commission did not have any questions or comments on the proposed ordinance.

548 HEMLOCK – ENFORCEMENT

Mr. Rhoads reviewed a complaint that was made against the property. The zoning officer had visited the property and did not believe it warranted any enforcement. The one issue is that resident has a trailer in the driveway, which comes off Hemlock. The front of the house faces Aspen Lane. If it is determined that Hemlock constitutes the front of his house, then technically the trailer would have to be behind the front line of the house.

Stan Alekna, 732 Aspen Lane, said a prior resident had parked a tractor trailer in that driveway and was required to move it.

After further discussion it was decided that the borough should request the zoning officer send a letter asking the resident to move the trailer. John Karinch made the motion, seconded by Joe Lescisko, to make the request. Motion passed.

REAPPOINTMENT

John Karinch's term expires at the end of the year, and he would like to be reappointed. Ray Fratini made the motion, seconded by Joe Lescisko, to recommend that council reappoint John Karinch to the planning and zoning commission. Motion passed.

PUBLIC COMMENT

Cathy Jackson, 310 Spring Hill Lane, asked if there was a standard form that a resident can fill out to report an issue? She was told there was not, and she suggested that there should be. Mr. Fratini felt that it would not be a bad idea. There was discussion about whether complaints should be accepted if they are anonymous. Mr. Rhoads will investigate the idea.

ADJOURNMENT

With no further business to conduct, Joe Lescisko made a motion to adjourn, seconded by John Karinch. Motion passed. Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Cody Rhoads
Secretary