

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON MONDAY, JANUARY 4, 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 and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

REORGANIZATION

John Karinch made a motion, seconded by Bruce Conrad, to elect Ray Fratini as chairman. Motion passed.

Bruce Conrad made a motion, seconded by John Karinch, to elect Jeff Snyder as vice chairman. Motion passed.

PERMIT APPROVALS

30 VALLEY VIEW DRIVE

Matthew Garman, Pine Hill Building Company, was in attendance to represent the builder of the proposed house. Steve Dellinger explained the changes from the approved plan. Mr. Dellinger stated that the proposed impervious surface is 900 sq. ft. less than the approved plan. There is a 20-foot-wide stormwater easement on the western side of the property and Mr. Dellinger suggested the driveway stay out of that easement. Ray Fratini made the motion, seconded by Bruce Conrad to approve the project with the outlined conditions. Motion passed.

632 ASPEN LANE

The plan for this property included a house and an accessory building that were the same distance from the road, as is required in the zoning ordinance. After construction began, the borough found that the accessory building was not built to the plan and was roughly 30 to 40 feet closer to the road than the house.

According to the zoning ordinance, the structure would be allowed to remain in the current location since it meets conditions set forth in 14-2202 3. A. The commission was fine with it remaining in its current location if the contractor filed an amended plan with the county.

OLD BUSINESS

DELIBERTY/OVATES LOT ANNEXATION

Erik Harmon, Light-Heigel, was in attendance representing the project.

Mr. Dellinger reviewed Hanover's comment letter. The main point of discussion was that one of the proposed lots would be 200 sq. ft. below the minimum standard for that zoning district. Mr. Dellinger did not think the solicitor would approve that change, even though it was an increase of square footage from the existing lot. Mr. Harmon was hoping that due to that improvement, it

would be allowed. One of the options discussed to meet the requirement would be to create a bump out to gain the additional 200 sq. feet. Another option would be to seek a variance. Mr. Harmon asked what the pleasure of the commission is. The commission felt the bump out would be the best option. If the project would seek a variance and it was denied, the bump out would have to be added anyway.

There was discussion about the current easement for a fire dam that is tied to the lot at 101 Furnace Street. The property owner would like to terminate this easement on the new plan. The commission felt that there was no need for the easement anymore since it dated back to 1945 and there is a fire hydrant right across the street from the property.

Mr. Harmon also mentioned that Note 7 on the plan memorialized the landowner-agreement for right of access with Trout Unlimited for the upcoming Snitz 4 project and requires the new owners to enter into the subsequent agreement and allow access for the project. The commission was appreciative of that.

Mr. Dellinger stated that there needs to be a shared access agreement for the driveways. Mr. Harmon said the owners are working with a solicitor to get those agreements completed and hoped that could be a condition for approval. The commission agreed with that.

Bruce Conrad made a motion, seconded by Ray Fratini, to recommend council grant conditional approval for Deliberty/Ovates Lot Annexation. Motion passed.

#### ZONING ORDINANCE UPDATE - ENFORCEMENT

The commission briefly discussed the zoning ordinance update but wanted to table it until next month when Jeff Snyder and Jim Williams would be in attendance.

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

Mr. Dellinger handed out sample ordinances from other municipalities and reviewed where this use is currently allowed in the borough. After discussion on guest houses (bed and breakfast), the commission decided to add the use in the agricultural district and on lots with a minimum of two acres.

The commission reviewed similar ordinances and discussed regulations for short-term rentals (Airbnb). Mr. Dellinger mentioned one municipality has a stand-alone ordinance regulating short-term rentals instead of incorporating it into the zoning ordinance. It was discussed whether this use should be allowed at all. Mr. Karinch and Mr. Conrad felt it should be allowed with the proper regulations in place. Mr. Fratini did not feel it should be allowed at all. The commission wanted to study the issue further, including if purchasing an additional EDU would be needed for short-term rentals.

#### SIZE REGULATIONS FOR ACCESSORY STRUCTURES

Mr. Dellinger reviewed the current ordinance, which does not include any size restrictions, and a few ordinances from other municipalities. Mr. Fratini said his main goal was to create defined sizes for structures like sheds, garages, pole buildings, etc. Mr. Fratini asked Cody Rhoads to

research the size of sheds being sold by local companies. The commission will continue looking at this topic.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Ray Fratini. Meeting adjourned at 8:06 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary