

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON AUGUST 2,2021 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, Jeff Snyder, Joe Lescisko, Bruce Conrad and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

70 VALLEY VIEW

The applicant is proposing an inground pool, patio and pavilion with additional hardscaping and landscaping. Mr. Dellinger reviewed the project and recommended approval of the permits along with a recommendation to council to grant a stormwater exemption. Jeff Snyder made the motion, seconded by Joe Lescisko, to approve the permits and recommend council grant a stormwater exemption. Motion passed.

1009 NORTHGATE

The applicant proposing the construction of a sunroom. An existing porch will be extended and then enclosed. The project met all the required setbacks and there were no issues. The homeowner provided documentation of HOA approval. Jeff Snyder made the motion, seconded by Ray Fratini, to approve the permit. Motion passed.

10 WATER

The applicant is proposing to fence in a portion of their yard. Mr. Dellinger reviewed the requirements for a fence and stated that this met all the criteria. Since there was no one in attendance representing the application, Mr. Dellinger will relay the requirements to the applicant. Joe Lescisko made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

107 PARK

The applicant is proposing a shed in the rear yard. Mr. Dellinger felt the only issue was that this is a through lot (front on one street, back yard is also on a street). The setback on a through lot is 30 feet, while the applicant is proposing it to be 10 feet off the street. One issue is that a few neighboring properties have sheds closer to Short Street than the required setback. After further discussion, it was determined that the applicant would need to seek a variance to place the shed where they want to locate it.

111 CEDAR

The applicant is proposing to construct a pool house on a concrete slab. The project meets all the requirements. John Karinch made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

2254 QUENTIN

The applicant is proposing to construct a detached garage. The applicant will not be constructing any additional driveway. The plan meets all the criteria. Ray Fratini made the motion, seconded by Bruce Conrad, to approve the permit and recommend council grant a stormwater exemption.

211 REXMONT

Tony's Mining Company is proposing the construction of a patio off the side of their building. There was discussion about the water runoff issues that were brought up at last month's meeting. The commission wanted to make sure the patio would be sloping towards the grass and not the parking area to alleviate any additional runoff. They also stated that the lighting plan must adhere to the borough ordinance. Ray Fratini made the motion, seconded by Jeff Snyder, to approve the permit and recommend council grant a stormwater exemption. Motion passed.

309 JUNIPER

The applicant was proposing a new patio with a roof over it. The project met all the requirements. Ray Fratini made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

NEW BUSINESS

300 IRON VALLEY

The applicant is proposing a new garage and driveway. The applicant has submitted the stormwater plan for the project. The design requirements were met and there are only a few cleanup items remaining. Mr. Dellinger recommended conditional approval. Ray Fratini made the motion, seconded by Bruce Conrad, to grant conditional approval for the stormwater plan. John Karinch abstained. Motion passed.

OLD BUSINESS

PRL X-RAY BUILDING

Alex Kinzey, Steckbeck Engineering, was in attendance to discuss the project. Mr. Dellinger stated that Hanover issued a review letter dated July 30th that stated the waivers requested last month were approved by council. In review, it was noticed that one additional waiver is required. Ray Fratini made the motion, seconded by Jeff Snyder, to recommend council grant the additional waiver and grant conditional approval. Motion passed.

OAK STREET AND FINCH ALLEY

Cody Rhoads and Mr. Dellinger reviewed the steps that need to be taken now to vacate Oak Street, Finch Alley and Laurel Alley.

SHORT-TERM RENTAL/GUEST HOUSE REGULATIONS

Joseph Robinson purchased a property on North Cornwall Road. His intent was to turn it into a short-term rental. This rental would primarily be geared towards ministers and clergy members. At times where it would be advertised on a platform such as Airbnb, which Mr. Robinson estimated at 10%, there would be restrictions in place as to who it could be rented to. He requested that the commission consider enacting an ordinance that would allow short-term rentals.

Mr. Karinch said that he had mixed feelings on the issue. He understood crafting an ordinance that would place restrictions on short-term rentals. However, he has not heard from anyone in the borough that supports having short-term rentals. After discussing the issue with Solicitor Cleary, he felt comfortable that the borough did not have to offer short-term rentals.

Mr. Conrad said he would like to see a restrictive, but not prohibitive, ordinance in place to allow short-term rentals. Mr. Lescisko shared that sentiment.

After further discussion about the borough being required to provide for this use, the commission was comfortable with Solicitor Cleary's interpretation that the borough does not need to offer short-term rentals. The general feeling was that the residents do not want short-term rentals anywhere in the borough. Therefore, the commission decided not to pursue crafting an amendment to the zoning ordinance that would allow short-term rentals.

The commission also discussed altering a few definitions in the zoning ordinance to better reflect their intent.

RESIDENTIAL BUSINESSES

Mr. Karinch felt that the borough should notify realtors of the regulations regarding businesses in residential areas. There are provisions for home businesses but there have been businesses that are not permitted popping up in the borough.

GARAGE ON BOROUGH PROPERTY

Mr. Karinch had asked Mr. Dellinger to look at areas on the property that would be suitable for a garage.

ALDEN MANSION

Cody Rhoads stated that he was informed by the county planning department that someone was interested in purchasing the Alden Mansion and opening a bed and breakfast. The commission briefly discussed some of the requirements for such an operation.

ADJOURNMENT

With no further business to conduct, Jeff Snyder made a motion to adjourn, seconded by Bruce Conrad. Meeting adjourned at 8:26 p.m.

Respectfully submitted,

Cody Rhoads
Secretary