

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON SEPTEMBER 7, 2021 AT 6:30 P.M.  
IN THE CORNWALL BOROUGH HALL

Chairman Ray Fratini called the meeting to order at 6:38 p.m.

PRESENT

Ray Fratini, John Karinch, Jeff Snyder, Bruce Conrad Joe Lescisko and borough engineer Robert Lynn

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

750 ASPEN

The applicant is proposing an elevated deck. There are no issues with stormwater. Ray Fratini made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

60 VALLEY VIEW

The applicant is proposing a roughly 100-foot retaining wall that ranges from five to eight feet high. A building permit is not needed for a retaining wall, but it should be referred to the county due to the height of the wall. The only issue from the borough's perspective would be if the applicant planned to widen the driveway. Joe Lescisko asked if there was anything in the ordinance regulating railings on the wall. Bob Lynn stated that there are regulations in the building code for that. Steve Dellinger will touch base with the owner to see if there is any plan to widen the driveway.

2371 CORNWALL ROAD

The applicant is proposing to build a detached garage. Mr. Lynn stated that the only information he did not have was if the driveway would be extended, but even if it was, the applicant would qualify for a stormwater exemption. The contractor stated that this was going to be used for storage. Jeff Snyder made the motion, seconded by John Karinch, to approve the permit. Motion passed.

8 CULVERT

The applicant is proposing to construct a detached garage. The issue discussed at the last meeting was that the proposed location is in the flood plain. Mr. Lynn stated that the map is an approximation. He ran the calculations using updated data and it showed that the proposed location is not within the flood plain. Mr. Karinch asked how we could overrule FEMA. Mr. Lynn stated that since the flood map is an approximation, you can always use the current data to determine if it is in the flood plain. John Karinch made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

1110 ALDEN

The applicant is proposing to screen in an existing porch. There were no issues with the project. Jeff Snyder made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

## NEW BUSINESS

### 820 HOLLY- HOME BUSINESS

Donovan Carper, the applicant, is proposing a home business for personal training. Mr. Lynn stated that it would require conditional use from council, and it would also need additional parking. Mr. Lynn stated that requirement would be two spaces for the residence, two for the business and one space for an assistant.

Mr. Carper stated that he was looking to do one-on-one training with a maximum of four people. There was discussion about what would constitute adequate parking.

Mr. Karinch confirmed that 25% or less of the residence would be used for the business.

Mr. Conrad had concerns about the number of businesses popping up in Spring Hill Acres. Mr. Fratini stated that the commission can look at that issue deeper but, in this instance, it should be referred to council for the conditional use process.

### 200 REXMONT – HOME/BUSINESS

Mr. Lynn stated that this property used to be Conrad Industries, which was a non-conforming industrial use. Since all the buildings have been torn down, it would not be able to switch to a different non-conforming use. Mr. Rhoads stated that there has been interest in the property lately, but there were some tax liens on the property that might be hindering a sale. There was nobody in attendance representing any project for the property, so it was tabled for future discussion.

## OLD BUSINESS

### ALDEN MANSION

Harvey Turner, Ephrata, was in attendance to further discuss plans for the Alden Mansion and the property. He no longer wants to build houses but would like to construct a garage. A representative from Chrisland Engineering provided a sketch plan for the property that showed the location of the garage and parking areas. Mr. Turner would still like to access the property from the easement behind Northgate Drive.

Mr. Turner did not want to do a bed and breakfast but would like to use it as a wedding venue with a café that sells Pennsylvania wine and spirits. He would also think about holding events to allow the public to view the mansion.

A few Northgate residents expressed their concerns about the property being accessed via the right-of-way behind Northgate. Chet Bogar, Briarwood Court, stated that the HOA's engineer is going to review the easement this week and issue a report as to what it can and can not be used for.

## PUBLIC COMMENT

Keith Smith, 310 Spring Hill Lane, asked if Cornwall was using the Pennsylvania UCC. The county is the zoning officer, but they do use the UCC.

Mr. Smith asked if there 1,000 sq. ft. is the number Cornwall Borough to require a building permit or is that number lower? Mr. Karinch stated that every structure requires a permit. Mr. Lynn clarified that every building needs a zoning permit due to easements and other issues, while it is possible some do not need a building permit.

Mr. Smith asked if you need a permit to repair an existing deck. He was told you do not. He asked if you need a permit to replace a roof. He was told you do not. He asked if you need a permit to repave the driveway. He was told you do not if the footprint does not change.

#### ZONING ORDINANCE CHANGES

The commission was given the proposed changes to a few definitions in the zoning ordinance that will help clear up past problems.

#### FUTURE EDUS

Mr. Conrad reviewed information from the water and sewer committee meeting that discussed possible future development in the borough.

#### ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Jeff Snyder. Motion passed. Meeting adjourned at 7:38 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary