

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON JULY 5, 2022 AT 6:30 P.M.
IN THE CORNWALL BOROUGH HALL

Ray Fratini called the meeting to order at 6:30 p.m.

PRESENT

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

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

REZONING APPLICATION – IRONMASTER ROAD

Louie Hurst stated that he has officially submitted an application for rezoning for his tract along Ironmaster Road. Part of the parcel is currently in the Planned Development (PD) district and the other part of the parcel is in Residential Institutional (RI). Cornwall Manor has joined the request for a small parcel they own that is also zoned PD. In PD, 10 acres are needed to do any type of land development and this tract is only 5.5 acres. Mr. Fratini asked about the amount of homes Mr. Hurst plans to build. Mr. Hurst said that will not be known until the land development process begins. The plan with seven homes meets all the requirements, but stormwater controls or other factors might lower that number. Joe Lescisko made the motion, seconded by Ray Fratini, to recommend approval of the rezoning request to borough council. Motion passed.

LOT ADDITION – CORNWALL INN/POLICE STATION

Alex Kinzey, Steckbeck Engineering, was in attendance representing the current authorities of the Cornwall Inn. The planning commission was familiar with the proposal. Mr. Kinzey reviewed the project for those in attendance. The applicant was requesting seven waivers for the project.

1. Subdivision and Land Development Ordinance, Section 13-305 – Preliminary Plan Submission. Bruce Conrad made the motion, seconded Ray Fratini, to recommend approval. Motion passed.
2. Subdivision and Land Development Ordinance, Section 13-51-.1.G(1) – Perimeter Street Improvement. Ray Fratini made the motion, seconded by John Karinch, to recommend approval. Motion passed.
3. Subdivision and Land Development Ordinance, Section 13-511.2 – Sidewalk. Joe Lescisko made the motion, seconded by John Karinch, to recommend approval. Motion passed.
4. Subdivision and Land Development Ordinance, Section 13-511.3 – Curb. John Karinch made the motion, seconded by Ray Fratini, to recommend approval. Motion passed.
5. Subdivision and Land Development Ordinance, Section 13-506.8.B – Each dwelling or use subdivided shall be on sufficient land area to satisfy minimum lot area and yard setback requirements. Mr. Fratini asked if there could be additional buildings constructed on the lot. Mr. Steckbeck stated the existing concrete pad and tent out front are non-

conforming so nothing could be built out front that would meet setbacks. There could also be no construction that would remove parking as it does not currently have the required amount. Jeff Snyder made the motion, seconded by John Karinch, to recommend approval. Motion passed.

6. Subdivision and Land Development, Section 13-515.3 – Planting Strip. All commercial, industrial, and nonresidential uses, but excluding agricultural uses, shall be separated from all side and rear property lines and all street right-of-way lines by a planting strip. Ray Fratini made the motion, seconded by John Karinch, to recommend approval. Motion passed.
7. Subdivision and Land Development Ordinance, Section 13-515.5A – Any off-street parking lot perpendicular to and within 100 feet of a public street or intersection shall be screened with a hedge, berm, or other measure to prevent distraction or confusion from parking car's headlights. Ray Fratini made the motion, seconded by Bruce Conrad, to recommend approval. Motion passed.

Mr. Steckbeck stated that with the recommended approval of all waivers, the planning commission was in position to recommend conditional approval of the plan to Borough Council. Mr. Kinzey stated that all the comments in the Chrisland Engineering review letter were minor and could be taken care of in short order. Ray Fratini made the motion, seconded by Jeff Snyder, to recommend the lot addition for the Cornwall Inn and the police department be granted conditional approval by Borough Council. Motion passed.

CORNWALL PROPERTIES

Mike Swank spoke on behalf of the project. Johnathan Byler was in attendance for Cornwall Properties as well. Cornwall Properties recently purchased the 440 acres that was previously owned by H+K. Mr. Swank wanted to discuss potential uses on the property and get the commission's feedback. The property consists of several different zoning districts. The area they would like to develop first is the southeast portion of the property. That area is zoned Limited Industrial (LI) and General Industrial (GI). Mr. Swank displayed a plan that had uses that were permitted by right or conditional use. Uses in this area included a rock crusher and an asphalt plant. Warehouses would also be permitted around the open pit. Mr. Swank felt that warehouses would not make sense in that setting. He displayed a plan that would consolidate and move the warehouse out towards Boyd Street and 322. There would be a proposed access onto 322 and all truck traffic would enter and exit via that route. Mr. Swank would also look to rezone the area around the open pit to allow a hotel, apartments, and residences. Mr. Swank also stated that a bypass would be constructed for traffic to avoid going through Minersville.

Mr. Lescisko asked if the warehouse would be the same size as the one on State Drive. Mr. Swank said he is unsure of the size of that one but the proposed one was about 800,000 sq. ft. Mr. Byler thought the warehouse on State Drive was around 1,000,000 sq. ft.

Mr. Snyder asked how many total units are proposed in this area. Mr. Swank said there would be 125 hotel rooms, 130 units in each of the two apartment buildings, 48 townhouses, 50 duplexes and about 40 single family homes.

Mr. Karinch asked if the only part of the parcel that would need to be rezoned is the portion where the warehouse would go. Mr. Swank said the portion closest to the open pit would as well to allow for residential use.

An audience member asked the scale of the warehouse. Mr. Swank stated the warehouse is 1,350 long and 600 feet wide (810,000 sq. ft.). The resident asked about the noise and light from the warehouse impacting his residence on Iron Valley Drive. Mr. Swank stated that there would still be a vegetative buffer for the warehouse. There would be some noise, but he can not speak to the amount at this time.

Mr. Conrad questioned the water and sewer implications. Mr. Swank said they have not looked into the water and sewer aspect yet. He believes all the units would use public water and sewer service. He will need to work with the borough to ascertain if the capacity exists.

Mr. Conrad asked about the chronology. Mr. Swank said he would hope to start the rezoning process in the next few months.

Mr. Karinch asked what would happen if they do not get the access to 322. Mr. Swank said he honestly does not know. It is possible they could improve the safety of the 322/Boyd intersection to use that, but the hope is that they will get the access.

Bruce Harris asked if the land north of the pit would be developed. Mr. Swank stated that the plan would be to develop that area at some point as it is zoned residential. He stated that plan would also be to construct the roads to borough standards and dedicate them to the borough.

A resident asked about the chances of the county giving them access to 322. It's a PennDOT road so it will be the state's decision. Mr. Fratini stated that H+K was granted the access but that has now expired so Cornwall Properties must go through the process again.

Mr. Lescisko asked about the potential asphalt and concrete plant. Mr. Byler stated the preferred plan would be the warehouse/hotel/residential one, but they would look at the industrial component if that falls through. It is likely there would be temporary operations during construction though.

Mr. Swank asked for guidance to move forward. The commission would like to see the result of the PennDOT meeting this week related to the access to 322. They invited Mr. Swank and Mr. Byler to attend next week's council meeting.

ZONING ORDINANCE AMENDMENTS

Tabled.

ADJOURNMENT

With no further business to conduct, Bruce Conrad made a motion to adjourn, seconded by Jeff Snyder. Motion passed. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Cody Rhoads
Secretary