

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON JUNE 6, 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 (arrived at 6:39 p.m.), John Karinch Jeff Snyder, Bruce Conrad, Joe Lescisko, borough engineers Jeff Steckbeck (exited at 6:50 p.m.) and Chad Smith

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

ZONING PERMITS

Mr. Steckbeck reviewed the nine permits that he has issued since being appointed as the zoning officer. He also reviewed a pending application with the commission. An anonymous call was placed to him stating that a contractor was converting a garage into a second dwelling. Mr. Steckbeck visited the site and witnessed construction was already taking place. It is intended to be a home office and home gym, but there will be no additional bedrooms. Additional septic capacity only must be addressed if an additional bedroom is added. Mr. Steckbeck felt it was reasonable to issue the permit unless there were any objections, which there were not.

ALDEN MANSION

Mr. Steckbeck stated that the current owner, Harvey Turner, inherited Calvania's rights and approvals with the purchase. Mr. Steckbeck reviewed items that have already been approved in the past that do not have to be taken care of again, including tentative plan approval and the traffic impact study. He reviewed the permitted uses for the planned development district and felt that what Mr. Turner is proposing is a permitted use. The first phase can be completed because it is under 10,000 sq. ft. but once he enters Phase 2, he will need to submit a land development plan and stormwater calculations.

Mr. Steckbeck said the proposed garage's stormwater will run towards Northgate. He asked Mr. Turner's engineer, Josh Weaber, to install a stone infiltration trench to alleviate any concerns. Mr. Steckbeck felt if they would agree to that stipulation, they could issue the permits for Phase 1. Mr. Turner stated he was amenable to that request.

John Karinch made the motion, seconded by Bruce Conrad, to approve Mr. Turner moving forward with Phase 1. Motion passed.

IRON VALLEY DRIVE

Bob Peterson and Fred Jones from the Iron Valley HOAs reviewed their plan to install a gate on Iron Valley Drive. It would require widening the current exit of the Iron Valley Golf Course to allow for two-way traffic.

It would be a barrier gate with a transponder to open. It would be siren-activated to allow for emergency personnel response. The main reason they would like to add a gate is to improve safety due to increased traffic. They would be able to apply for a permit if they decide to move forward with the project.

CORNWALL INN/POLICE STATION LOT ADDITION

Mr. Smith reviewed the proposed changes and items that still need to be worked out. There will need to be an easement created for the water line that runs through the property as well as the bridge that carries the rail trail. The plan still needs to be finalized and then submitted to the borough for a final review.

ZONING ORDINANCE AMENDMENTS

Mr. Rhoads distributed correspondence from Solicitor Cleary regarding proposed changes to the zoning ordinance. Council recommended the planning commission review the changes and come back with a recommendation. The issue will be revisited next month after the commission has the chance to read through the material.

341/343 PAMELA LANE

Mr. Smith reviewed the water issue that is occurring at this location. The driveway for the new home located at 341 Pamela was built too high and is not allowing the water to properly flow where it was intended. Mr. Smith suggested he send a letter to the homeowner alerting them to the issue and asking them to respond with a plan to correct it. The planning commission agreed with that idea.

PUBLIC COMMENT

Chet Bogar, 1005 Briarwood Court, asked Mr. Smith if he made a comment during a sidewalk inspection in Northgate about installing wire mesh. Mr. Smith stated that he did inform the contractor that they should have wire mesh, but he was shown the approved plans and it did not require any wire mesh or rebar. Mr. Smith felt it should have wire mesh and rebar where the driveway is constructed but it can not be required if it is not on the plan. Mr. Bogar stated that they have had a lot of issues with the sidewalks in Northgate.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by John Karinch. Motion passed. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Cody Rhoads
Secretary