

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON MARCH 7, 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, Bruce Conrad, Joe Lescisko and borough engineer Chad Smith

ABSENT

Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

201 STEEL

The applicant is proposing a 22' by 22' addition that would be built on existing impervious surface. The project meets all the necessary requirements. John Karinch made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

292 REXMONT

The applicant is proposing the construction of a single-family dwelling. It is currently a vacant lot that is part of the approved plan for Iron Valley Phase 4A. Mr. Smith showed the commission the site plan. Mr. Smith reviewed the required pitch for the driveway which is no more than 8% for the first 30 feet and no more than 15% after that, all of which must be paved. Mr. Rhoads reminded the contractor that the water and sewer laterals were installed but not paid for by the previous owner. Those costs will need to be taken care of before a permit is issued. The contractor said the owner is aware and would be taking care of that. Ray Fratini made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

2 PENRYN

The applicant, Rocky Creek Camp, is proposing to replace an existing sign with a new sign. Mr. Smith stated that a new sign can only be 25 sq. ft. and the proposed sign is 32 sq. ft. However, if it is considered a replacement sign, then the proposed sign would be allowed. The commission agreed that it was a replacement sign but noted the county will have the final determination. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

374 GRANITE

The applicant is proposing a 20' by 10' extension to his garage. There was nobody in attendance representing the project. Mr. Smith explained his interpretation of the project based on what was submitted. Since it is in the historical overlay district, the roof will need to have an 8/12 pitch. The commission decided to table the matter.

### 135 HILLSIDE

The applicant is proposing a six-foot high wooden picket fence. The plan met all the requirements. Ray Fratini made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

### NEW BUSINESS

#### CORNWALL ASSOCIATES – IRONMASTER ROAD DEVELOPMENT

Jim Henke, Pioneer Management, was in attendance representing the proposed project. Cornwall Associates presented a preliminary proposal for seven lots along Ironmaster Road on 5.5 acres of land. The parcel is currently zoned Planned Development (PD). The parcel next to it is zoned Residential Institutional (RI).

Cornwall Associates would like to construct single-family dwellings and what they are proposing would not be possible in the PD district. They are requesting consideration be given to rezone it to RI, which is similar to Low Density Residential. The minimum lot size is 15,000 sq. ft. with 110 feet of frontage. The smallest proposed lot would be over 18,000 sq. ft. Mr. Henke acknowledged that this is just a schematic, and a more detailed plan would be developed after the property is surveyed.

Mr. Smith said that there is no issue with spot zoning if it is rezoned. The properties would be required to hook up to public water and sewer. Mr. Henke said he also heard concerns from Jeff Steckbeck about the amount of access ways onto Ironmaster and the possibility of utilizing shared driveways.

Ray Fratini made the motion, seconded by Bruce Conrad, to recommend to council to consider rezoning the parcel from PD to RI. Motion passed.

#### CORNWALL INN/BOROUGH POLICE STATION

Mr. Smith stated the owners of the Cornwall Inn are looking to sell the property. The Inn actually owns a portion of the police station parking lot and the borough owns a strip of land that runs through the Inn's property. The owners of the Inn asked if there would be consideration to redo the property lines, giving the borough the portion of the police station parking lot and the Inn the piece that goes through their parking lot. Mr. Karinch asked if the owners would be absorbing the cost of any work. Mr. Smith said that can be requested. An easement would also be required for the water line.

Joe Lescisko made the motion, seconded by Bruce Conrad, to recommend to council they approve the new property lines if the owner grants an easement for the water line and bears the cost of any work. Motion passed.

## OLD BUSINESS

### REVIEW CURRENT REGULATIONS FOR DETACHED ACCESSORY STRUCTURES FOR TOWNHOUSES

There was a discussion about the setbacks for accessory structures if they are allowed. The commissioners felt it should be the same three feet and one and a half feet. Bruce Conrad made the motion, seconded by Joe Lescisko, to make that recommendation to Council. Motion passed.

## KRALL SUBDIVISION

Mr. Smith briefly reviewed the proposed plan. He stated that one thing that will be needed is an access agreement to service the property. That will likely come from the cul-de-sac on Juniper, Cedar or both. The plan can move forward for Council's approval.

## COMPREHENSIVE PLAN

There was discussion about updating the comprehensive plan and who would serve on the committee. Mr. Fratini would be a part of it and Mr. Conrad said he knows someone who would be interested. Mr. Lescisko would serve as the other member from the planning commission. The commission would like to interview other individuals who are interested in participating before forming the committee.

## ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Joe Lescisko. Motion passed. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary