MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON JANUARY 3, 2022 AT 6:30 P.M.
IN THE CORNWALL BOROUGH HALL

John Karinch called the meeting to order at 6:39 p.m.

PRESENT
John Karinch, Bruce Conrad, Joe Lescisko and borough engineer Steve Dellinger

ABSENT
Ray Fratini and Jeff Snyder

PUBLIC
Meeting attendance sheet is attached hereto.

PERMIT APPROVALS
310 SPRING HILL
The applicant has already constructed a woodshed and needs to apply for a permit. Mr. Dellinger stated that it meets the setbacks and there are no issues with the stormwater management. Joe Lescisko made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

1706 HICKORY
The applicant is proposing to construct a deck. Since it is being constructed over an existing patio, the additional impervious will only be 200 sq. ft. Bruce Conrad made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

75 VALLEY VIEW
The applicant is proposing to construct a detached garage. This is a flag lot and therefore the front property line is the one closest to the road. That means that the proposed location is in front of the front façade of the house, which is not allowed in the zoning ordinance. The options would be to build it in another location or to go to the Zoning Hearing Board to seek relief. Mr. Dellinger stated that the property has 15,000 sq. ft. of impervious which is the maximum before stormwater management is needed, but the property drains to the pond on the golf course, so he did not believe it would be an issue. Mr. Rhoads will alert the contractor of the situation. The commission felt it would be best to table this until next month.

OLD BUSINESS
IRON VALLEY TIMBER HARVESTING PLAN
Mr. Dellinger reviewed the plan. The proposal has the logging trucks using Boyd Street to go through Minersvillage to get to Route 419. Mr. Dellinger stated that the timbering would be a thinning out as opposed to any clear cutting. Bruce Conrad asked if there was an agreement with the golf course about the percentage of trees that could be taken down that Ray Fratini brought up at a prior meeting. Mr. Dellinger said that he did not find any notes on any recorded plan stating as much. The commission wanted to table this. Bruce Conrad made the motion, seconded by Joe Lescisko, to recommend the logging trucks do not go through Minersvillage. Motion passed.

NEW BUSINESS
GROH, PENRYN LANE – LOT ADDITION
Alex Kinzey, Steckbeck Engineering, presented a lot addition sketch plan for the property. The proposed lot addition would create a new eight-acre lot. The commission saw no problems with the proposal. Joe Lescisko made the motion, seconded by Bruce Conrad, to give preliminary approval to the lot addition. Motion passed. Mr. Kinzey will have the lots surveyed and return with a formal plan.

INSPECTION REQUIREMENTS FOR ZONING PERMITS
Mr. Karinch gave a brief review of the idea of requiring an inspection for any zoning permits that are granted. The matter was tabled until next month so the absent members could share their input.

REVIEW CURRENT REGULATIONS FOR DETACHED ACCESORY STRUCTURES FOR TOWNSHOUSES
Mr. Dellinger stated that this issue came to light when the commission approved a permit last month that did not meet the zoning ordinance. The county found that detached accessory structures were not allowed for townhouses. Mr. Dellinger presented aerial views showing that there are detached accessory structures already in place at several townhouses in the development. The commission will discuss possibly amending the ordinance. It was tabled until next month.

Mark Dutchess, 304 Spring Street, asked if he replaced an existing shed with a new shed of the same size if he would need a permit. Mr. Rhoads stated that he believes you do. He will follow up with the county and relay the information to Mr. Dutchess.

ADJOURNMENT
With no further business to conduct, Joe Lescisko made a motion to adjourn, seconded by Bruce Conrad. Motion passed. Meeting adjourned at 7:09 p.m.

Respectfully submitted,

Cody Rhoads
Secretary