

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON APRIL 3, 2023 AT 6:30 P.M.
AT SACRED HEART PARISH

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

PRESENT

Ray Fratini, Bruce Conrad, Joe Lescisko, John Karinch, Jeff Snyder borough engineers Chad Smith and Jeff Steckbeck

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

CHICKENS

Jeff Steckbeck stated that the general code of ordinances permits chickens if the structure that houses them meets the required setbacks. According to the ordinance, intensive animal husbandry would be 500 birds per acre and non-intensive animal husbandry would be less than 500 birds per acre. The zoning ordinance indicates that non-intensive animal husbandry is allowed only in the agricultural district, but Chapter 5 Article 3 permits chickens anywhere if they are confined to quarters to the rear of the dwelling. Mr. Steckbeck felt a clarification in the ordinance would be beneficial since they currently contradict each other.

After discussion, Ray Fratini made the motion, seconded by Jeff Snyder, to recommend council amend the ordinance to allow a maximum of 15 chickens on properties that are less than an acre with the structure used to confine them not to exceed 10' by 10'. Motion passed.

CORNWALL UNITED 4 RESPONSIBLE DEVELOPMENT: COUNCIL'S CODE
INITIATIVE AND BOYD STREET

Julie Bowman said that there was prior discussion about hiring someone to update the zoning ordinance and was wondering where that process stood. Mr. Rhoads said an RFP was created and it looks like Gannett Fleming will be the only firm who will submit a proposal. Stan Alekna asked if they would provide examples of work they have done in the past few years. Mr. Steckbeck said that they are highly qualified and offer an unbiased point of view as they are not located within the county. He stated that they recently did the West Cornwall zoning ordinance update and the township was very satisfied with the result.

Ms. Bowman asked about the classification of Boyd Street as a major road in the zoning ordinance. She is concerned that without proper clarification, a developer could come in with a by-right plan and take advantage of that terminology.

Mr. Steckbeck stated that Sheridan Corporation won a lawsuit against the borough for the right to use Boyd Street for truck traffic. He suggested the decision be reviewed to make sure any changes would not violate that decision.

Jeremy Zimmerman felt that there should be a restriction placed on truck traffic on Boyd Street. Mr. Steckbeck felt nothing should be decided until an objective, third party has reviewed the issues that have been brought up and they give their perspective.

Ms. Bowman felt that the borough was being reactive to one developer as opposed to proactive for the community and was moving too slow on these issues.

ZONING OFFICER UPDATES

Mr. Steckbeck stated that typically a zoning officer has the authority to apply the ordinance through various means such as approving permits and enforcement. Mr. Fratini recently reminded him that the Planning Commission wishes to be more involved, so Mr. Steckbeck will email the members each permit and asks that they respond within 48 hours.

There was discussion about the beauty strip along Route 419 at the Cornwall Junction development. Mr. Steckbeck explained that the property with the fence does not have an easement on it. Mr. Rhoads will verify that the beauty strip was planted according to the plan.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Joe Lescisko. Motion passed. Meeting adjourned at 7:29 p.m.

Respectfully submitted,

Cody Rhoads
Secretary