

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON MAY 1, 2023 AT 6:30 P.M.
AT SACRED HEART PARISH

Ray Fratini called the meeting to order at 6:35 p.m.

PRESENT

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

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

ANTHRACITE ROAD – SHARED CHICKEN COOP

There were three residents in attendance who were interested in sharing chickens across two properties. The resident clarified that that they were not looking to place the chicken coop on the property line, but instead would construct a mobile coop that would at times be near the property line.

Mr. Steckbeck stated that the side and rear setback could be 1.5 feet with the permission of the adjoining neighbor. The neighbor in attendance stated that she had no issue with the coop being within 1.5 feet of her property line at times. The coop would be 8' x 7' x 5.5' which is smaller than what the commissioners had proposed as the maximum size for a coop in an updated ordinance.

Ray Fratini made the motion, seconded by Jeff Snyder, to approve a permit for a mobile chicken coop. Motion passed.

FIRE COMPANY DRIVEWAY

The fire company had questioned if they could remove the grass and curbing in front of the garage bays and pave all the way out to the road. Mr. Smith and Mr. Steckbeck reviewed the current configuration and stated the driveway could be widened if the current trench drain was extended to continue directing runoff to the drainage basin.

Ray Fratini made the motion, seconded by Joe Lescisko, to approve the driveway being widened at the fire company. Motion passed.

ZONING VIOLATION COMPLAINT FORM

Mr. Smith reviewed the zoning violation complaint forms that were created by a committee including John Karinch and a few residents. Mr. Smith said that the idea would be to implement this as a policy and not a change to the ordinance.

There was discussion as to whether there should be a space on the form for the complainant's name. Mr. Steckbeck said that it would be a public document that could be requested under the Right-to-Know law.

Mr. Snyder felt that with the way the world is, it would be best to give the option to remain anonymous when submitting a complaint. Mr. Lescisko agreed with that sentiment.

Mr. Fratini and Mr. Conrad both felt that the complainant's name should be provided.

It was decided to table this until next month so Mr. Karinch can add his insight. Mr. Rhoads stated that it is on the council agenda for next week and will be discussed there.

PUBLIC COMMENT

Mr. Steckbeck reviewed the history of the Oxbow and Sheridan decisions. The Sheridan decision led to the borough classifying Boyd Street as a major road so that the property would be accessible for permitted uses. Mr. Steckbeck said that changing that classification without access to Route 322 would be in violation of that decision.

Jeremy Zimmerman wanted to see restrictions on Boyd Street, such as the class of truck that would be allowed to traverse the street.

There was a lengthy discussion about the land that Cornwall Properties owns that covered a potential warehouse, other possible uses, and current permitted uses among other things.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Joe Lescisko. Motion passed. Meeting adjourned at 7:48 p.m.

Respectfully submitted,

Cody Rhoads
Secretary