

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON JUNE 5, 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 and borough engineer Chad Smith

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

CHESTER SHOLL – REQUEST TO REZONE

Chester Sholl is interested in rezoning his property on Zinn's Mill Road from agriculture to mixed use. His property consists of 41.5 acres.

Mr. Fratini felt that the borough does not need to lose any more agriculture land. Mr. Sholl can already develop residential lots on the property if he wishes, they would just be limited in size. Mr. Sholl thought it was important for the future of the borough to zone the land to have other options for development.

Mr. Rhoads reminded everyone that there is a formal process Mr. Sholl must go through if he wants to move forward with the request. It is okay to informally gather opinions tonight, but he should hire an attorney or an engineer to submit a formal rezoning request.

There was discussion about the current state of the intersections at Zinn's Mill and Cornwall Road and Zinn's Mill and Route 72. Mr. Rhoads said that during the planning meetings for the repaving of Route 72, he brought up the intersection but was told by PennDOT that it is a high performing intersection. Mr. Rhoads relayed to them that it was possible it was classified as such because people actively avoid using it.

Mr. Conrad asked Mr. Sholl if he planned to sell the land after rezoning. Mr. Sholl said that he plans to pass the property down in his will. Mr. Sholl did note that the value of the property could go from \$1M to \$5M if it were rezoned.

Mr. Sholl said that at his age he did not plan to do anything with the property and, if he sells it, the new owner would be responsible for any rezoning.

IRONMASTER ROAD SUBDIVISION

Josh Boulton, Pioneer Management, and Chase Martin, Alden Homes, were in attendance to represent the project. The 5.4-acre tract will be developed into four residential lots. They reviewed the key points of the plan with the commission and were requesting waivers for the following sections:

Section 11A-301.17
Section 11A-309.2.B
Section 11A-309.2.C
Section 11A-403.5.A
Section 13-402
Section 13-403.C.4
Section 13-510.I.G.
Section 13-510.7
Section 13-510.9.C
Section 13-511.2.A
Section 13-511.3.A
Section 13-512.1
Section 13-512.2

There was discussion about the waiver request to forgo widening the road. The planning commission noted that when they discussed the same issue with Cornwall Manor a few months ago, they were going to deny that request and have them widen the road.

Paul Weidman, Cornwall Manor, pointed out that since that discussion there have been new utility poles installed along the length of Ironmaster Road.

Mr. Fratini felt that if they did not widen the road, they should install streetlights for safety reasons. The other commissioners agreed. Mr. Boulton said that they would add two streetlights to the plan.

There was discussion about the use of a shared driveway which was proposed for two of the lots. Mr. Smith clarified that a shared driveway would be allowed. The commissioners thought the width of the shared portion of the driveway should be widened. Mr. Boulton agreed to widen that portion to 18 feet.

Jeff Snyder made the motion, seconded by John Karinch, to recommend that the Council grant the waivers with the two changes for the project. Motion passed.

Ray Fratini made the motion, seconded by Jeff Snyder, to recommend that the Council grant conditional final approval for the plan. Motion passed.

CORNWALL MANOR APARTMENTS AND CLUBHOUSE

Mr. Weidman noted that since the Ironmaster Road subdivision was granted recommended relief from widening the road, it would not make sense to widen the road at their frontage because it would bottleneck. He did not request a waiver for that based on the prior discussion but would like to add that waiver if the Commission would agree. The Commission agreed that it would not make sense for only that portion to be widened. Mr. Weidman believed that if the borough requested that the road be widened in the future, Cornwall Manor would follow through with that.

Cornwall Manor was requesting the following waivers for the project:

Section 13-305
Section 12-515.5.G
Section 11A-308.4
Section-510.1.N
Section 13-510.3.C
Section 12-510.3.D
Section 12-510.7.A
Section 11A-301.17
Section 13-510.14.A
Section 13-510.7.A

There was discussion about the screening around the proposed parking lot. Cornwall Manor reviewed the trees that were planned to be planted for screening and everyone felt it was sufficient to screen the view of any residences on Ironmaster Road.

Mr. Weidman stated that the streetlights will be the same as the other ones throughout the campus. They are investigating lower Kelvin units because there are some Dark Sky Association members residing in the community who have requested that.

John Karinch made the motion, seconded by Joe Lescisko, to recommend the Council grant the waivers for the project. Motion passed.

Ray Fratini made the motion, seconded by Bruce Conrad, to recommend the Council grant conditional final approval for the plan. Motion passed.

PUBLIC COMMENT

Fred Jones mentioned that there was discussion about streetlights and safety tonight. He questioned why a streetlight was never added at Route 322 and Boyd Street. Mr. Rhoads thought there was an issue with PennDOT approving that. He is going to look back to see if he can find out what the reasoning was.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by John Karinch. Motion passed. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Cody Rhoads
Secretary