

PLANNING AND ZONING COMMISSION
May 5, 2008

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, May 5, 2008 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Joe Lescisko Jim Williams
Jeff Snyder

Borough Officials

Jeff Steckbeck Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.

2. **Ordinance Amendments**

The Planning & Zoning Commission revisited the issue of multiple driveways for residential lots at the April meeting. Revised draft language was developed, recommended to Borough Council and submitted to the Lebanon County Planning Department for review. A second Planning & Zoning Commission Public Meeting on the proposed zoning and subdivision/land development ordinances – with the one change – was advertised to be conducted as part of the 5/05/08 meeting.

Steve Dellinger provided a brief background on the events since the Public Meeting held in March as well as describing the specific changes to the section of the Zoning Ordinance on driveways. There were no public comments or questions.

At the conclusion of the Public Meeting, a motion was made by Mr. Lescisko, 2nd by Mr. Fratini and carried unanimously to adopt the Resolution drafted by Paula Leicht and recommend to Borough Council adoption of the Ordinance Amendments.

3. Wolf/Braxton Subdivision Plan

A subdivision plan was received for review on 3/10/08. HEA review comments were sent on 4/03/08. Revised plans were received for review by HEA on 5/01/08. Review comments and revised plans should be ready for Commission action at the June Meeting.

4. Horst (Former Scheib Subdivision)

The remaining construction related items have been completed (see HEA letter dated 4/17/08). As a result, all of the developer's obligations to the Borough under the land development plan have been satisfied. Any financial security currently being held by the Borough can now be released.

5. Blouch Property

At the April P&Z Meeting, Scott Boger from Homesale Services Group presented a concept plan for the subdivision of the Blouch property for consideration. HEA did a preliminary review of the concept plan and provided some general comments on the plan – for further discussion at the May 5, 2008 P&Z Meeting (see HEA MEMO dated 5/02/08). Jeff reminded the Commission that since he became the Borough Engineer 15 years ago, the desire for a second access point into and out of Spring Hill Acres has always been a high priority. When Blouch processed his 40 lot subdivision back in 1999, this second access point was required and was provided for onto Route 322. PennDOT had agreed to issue the permit, due in large part to the assistance of Senator Brightbill. During that process of obtaining PennDOT's endorsement of that second access, the Borough learned from the Spring Hill Acres HOA that a second access was only wanted for emergency purposes, and that Spring Hill residents were worried that a full time, usable access onto Route 322 would become a shortcut and would lead to a lot more traffic volume in their neighborhoods. Therefore, Council required Blouch to show his access onto 322 as an emergency access with a gate. As it happened, that Blouch plan never got finalized. Moving forward to the current proposal, Jeff does not believe that PennDOT would again agree to issue such a permit for a Route 322 access because their rules, policies and procedures have changed. That is not to say that an unimproved, unopened dirt road leading up to Route 322 would be prohibited by PennDOT so long as it does not get used. Jeff believes that the Borough should take this opportunity, and it may be the last one which avails itself, to require this landowner to dedicate a 50' wide right-of-way to the Borough from the end of his new street all the way to the Route 322 right-of-way line. The 50' ROW should be cleared of trees and rough graded to assure a vehicle could get through if it needed to. The P&Z Commission recommends that a 50' wide right-of-way be provided from "unimproved" access/right-of-way to 322. It was suggested that perhaps this ROW should be improved with stone, but there was no consensus on that.

In addition to the requirement for this ROW, the Commission also recommends a deed restriction on the residual land so that no further development will take place, curbing required, no sidewalks, street light at the entrance, stop sign on the

loop street and the loop street should be a continuation of Tulip Tree Drive and not given a new street name.

6. Julich Development - Phase 3

Matthew & Hockley submitted an 8 lot townhouse plan on April 17th. Jeff has not yet completed his first review, but he and the commission went over the plan to establish some comments which they would like in Jeff's review letter. It was noted that 5 of the 8 lots are too small – being less than the 3000 s.f. minimum size required. There are 19 parking spaces provided in a common parking lot area which will be owned and maintained by a Homeowner's Association. This is allowed by the ordinance. The access driveway to the parking area will remain privately owned. Commission members do not believe 19 parking spaces are enough, even though the ordinance only requires 2 spaces per unit. They would like to see at least 3 parking spaces per unit. They suggest that the access drive be widened to allow parallel parking while still having room for 2 cars to pass. They also believe that since the lots are too small, the number of townhouses should be reduced down from 8 to 7 at the most. Jeff told the commission he would put these comments in his letter, and they should expect either Gary Matthew or George Christianson at their next meeting to debate these requirements.

7. Greish Subdivision

Matthew and Hockley has submitted a revised plan which has addressed nearly all the comments from County Planning and from the Steckbeck letter of March 28th. Still remaining is the need to show the existing utility lines which serve the existing two duplexes, and to show any driveways on the backyards of these two lots. One waiver is requested from the need to show contour elevations. Mr. Steckbeck believes the waiver is warranted since no new construction or earthmoving is being proposed. Other than acting on the waiver tonight, Steckbeck indicated that a final submission with the remaining corrections is still needed, and he expects M&H to have that plan submitted in time for a June approval.

A motion was made by Mr. Snyder, 2nd by Mr. Simmermon and carried unanimously to recommend to Borough Council a waiver of the contour elevations per Section 404 C.1 of the subdivision and land development ordinance since no land development is proposed.

8. Stoner Subdivision

Jeff reported that the Donald Stoner submitted the required financial security forms and his final subdivision plan was recorded on April 28th in Plan Book 68 at page 27. Mr. Stoner may now proceed with the sale of his two lots, and the buyers will need to submit replacement financial security to the Borough at the time they take their deeds.

9. Cell Tower - 201 Iron Valley Drive

A notice was received from Professional Services Industries (4/11/08) indicating that cell partnership (Verizon Wireless) is proposing to construct a cell tower at 201 Iron Valley Drive. Any interested party wishing to submit comments regarding the effect the proposed facility may have on any historic properties, may do so.

10. Hlavacek - 133 N. Cornwall Road E-driveway permit

As is noted above under item 4 – Horst subdivision, all work has been completed and the approved final subdivision plan has been fully implemented. As such, this Hlavacek lot is entitled to any driveway permits which meet the requirements of the Borough's driveway ordinance. Today, Ed Sheib delivered an application for a second driveway to Steckbeck. Jeff handed out copies for the commission to review. This second driveway access the side garage and rear yard. It had once been shown on the Horst subdivision, and stormwater management volume had been provided for it in the Horst detention basin. Later it was removed from the finally approved subdivision. Nevertheless, this proposed second driveway meets the requirements of the Borough ordinance. Normally, Steckbeck and road foreman Tom Smith would review this proposal at the site, and if they are satisfied that sight distance is sufficient and drainage is accommodated properly, then they would just issue the permit without consulting either the commission nor Borough Council. This is the consistent process which they have employed at least 50 times since the driveway ordinance was enacted. However, in this case since the Horst subdivision had been so controversial with the neighbor Alan Behm, Jeff believes that it is important that both the commission and council are briefed about this permit and Jeff requests their concurrence that the permit may be issued. After discussion, a motion was made by Mr. Lescisko and 2nd by Mr. Snyder and carried unanimously to recommend to Borough Council that a 2nd driveway permit be issued.

11. Blue Bird – Sidewalk

Karl Karinch met at the site with Jeff and they reviewed existing grades and drainage. Karl has agreed to build the sidewalk in the near future. Jeff will again meet with Karl when he is setting the forms to be sure that the elevations of the sidewalk are correct before the concrete is placed.

12. Upcoming Commission Meeting

- Monday, June 2nd regular meeting @ 7:30 p.m. Borough Hall.

13. Adjourned 9:45 p.m.

NOT DISCUSSED BUT WERE PART OF HEA STATUS REPORT

14. There has been no change in status since last month's meeting for the following lots/projects:

- **Iron Valley Estates – Lot 2**
- **Iron Valley Estates – Lot 20**
- **Iron Valley Estates – Lot 21**
- **Iron Valley Estates – Lot 27**
- **Iron Valley Estates – Lot 28**
- **Iron Valley Estates – Lot 49**
- **Iron Valley Estates – Lot 52**

- **Miners Crossing – Lot 66**
- **Miners Crossing – Lot 68**
- **Miners Crossing – Lot 73**
- **Miners Crossing – Lot 74**

- **Cornwall Manor - The Woods**

- **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Respectfully submitted,

Joseph L. Lescisko
Secretary

www.cornwall-pa.com

cc: Borough Council & Solicitor
Paula Leicht, Special Council
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Hanover Engineering