



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION SEPTEMBER 14, 2011

A special meeting of the Cornwall Borough Planning and Zoning Commission was held on Wednesday, September 14, 2011 at the Borough Hall. In attendance were:

Commission Members

Jeff Snyder Robert Simmermon Jim Williams Joe Lescisko

Borough Officials

John Karinch Josele Cleary

Public

List is Attached

1. Vice Chairman, Jeff Snyder, called the meeting to order at 6:30 P.M.
2. **H&K – The Preserve at Historic Cornwall Village**

Tonight's meeting of the P&Z was to focus on two items with H&K's Preserve Plan: 1) review and come to an agreement on revising the 48 Conditions; and 2) revised Financial Impact Statement. This is a result of the revised, tentative plan submitted on August 19, 2011.

• **Revised 48 Conditions**

Mr. Callahan provided the commission with a 1st Draft, Revised 48 Condition Plan (attached) that was reviewed and changes made by Ms. Cleary and the Commission (attached). The commission will review the Final Report at the September 21st meeting and make a decision on recommending or not, or if there should be additional changes.

- **Revised Fiscal Impact Report**

Erik Hetzel, from Glackin, Thomas & Panzak (GTP), provided a revised Fiscal Impact Report (attached) for the commission and guests. The Fiscal Impact Report shows, by phases, the estimated property values of the proposed housing units, waterpark, hotel and commercial with projected revenues for the Borough and Cornwall/Lebanon School District (Real Estate, permits, fees, transfer taxes, EIT, LST and amusement tax) and corresponding expenses for the Borough and School District. Except for Phase 1, which shows no positive or negative bottom line, all other phases show a positive net impact to the Borough and School District without adding any additional property taxes. In determining the proposed property values for the development, Erik provided a copy (attached) of surrounding values for developments on the South side and some on the North side of Lebanon County. A comment was made by Mr. Alekna that he has researched housing prices in the area and that since the real estate crash of 2008, prices have fallen 18.4%. This property value number needs to be as accurate/conservative as possible in light of the fact that the Borough is now in the middle of a dispute regarding underpayment and overpayment of EIT Revenues to local municipalities.

Attached is backup to the Fiscal Report that shows the unit mix and pricing for each phase. This report appeared to be incorrect because cottage single family lots were not shown under age-targeted.

A second Revised Fiscal Impact Report will be prepared by GT&P for review at the September 21st meeting.

3. **Upcoming Commission Meeting**

Wednesday, September 21st, Planning & Zoning's special meeting at 6:30 p.m., Borough Hall.

4. **Meeting adjourned at 8:25 p.m.**

Respectfully submitted,

Joe Lescisko
Secretary

Cc: Borough Council
Jeff Steckbeck, Borough Engineer for Public Works
County Planning Department
Steven Dellinger, Borough Engineer for SLDO
Josele Cleary, Solicitor