



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

March 3rd, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, March 3rd, 2014 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

Borough Officials

Steve Dellinger Jeff Steckbeck Joe Keaney Gerald Boughter

Public

List is Attached

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

2. **H&K – The Preserve at Historic Cornwall Village**

No change in status since last month.

3. **130 Hematite Lane – Renovation Construction Project**

The Lebanon County Planning Department is working with the current property owner to address the code violations at the property [see attached letter from LCPD received February 12th].

4. **Sacred Heart Church – Land Development Plan**

The formal Land Development Plan was submitted on February 18, 2014, and is currently under review. Much of the discussion centered on storm water management - where and how it will be detained and released into the Snitz Creek. Harry Cain, representing Arthur Funk & Sons discussed connections to existing piping and Josh Weaber, of Steckbeck Engineering confirmed that the flow through the piping system to the creek would be faster with the current design.

John Poff of Matthew & Hockley, discussed the various options that led to the proposed design. The proposed design is intended to handle the on-site flow from the Church property and the existing flow that enters the Church property from off-site, as well as mitigate problems from the existing PennDOT system, which is deemed inadequate. As

proposed by the Plan, the existing 28" x 26" stone box culvert that traverses the Freeman Estate property will be replaced with a 42" diameter SLCPP pipe. The new pipe will be connected through the use of a storm inlet box to the existing 24" CMP pipe that traverses the School District property and ultimately discharges to a tributary of Snitz Creek. No modifications to the existing 24" CMP or discharge point are proposed (other than the inlet box connection). When questioned about the need for temporary and/or permanent easements from the property owners impacted by the proposed pipe, Mr. Poff stated that the Borough has a right by "prescription" to maintain/upgrade the existing pipe. Commission members asked that the requirement for easements be further investigated.

Another issue discussed was the possibility of restricting parking to the south side of Spruce Street and the possibility of requiring a sidewalk to be installed on the south side of Spruce Street, connecting to the existing sidewalk on Cornwall Road. Mr. Boughter thought it prudent to have the Highway Committee and Borough Council look into this matter in greater detail.

It was noted that the whole Sacred Heart property is ONE lot (as a result of a deed consolidation that was done in 2012).

In response to a question, Mr. Poff indicated that the proposed project will not result in an appreciable increase in traffic, and thus, a traffic impact study is not required. The required off-street parking for the project was calculated based on the seating capacity of the church plus office space. It is not anticipated that events will be held simultaneously in the church building and the Parish Hall – which could generate an additional off-street parking requirement. Since the rectory was not accounted for in the original parking calculations. Mr. Poff will revisit the calculations and modify them as necessary.

Church services will be in the Parish Hall while construction is taking place on the new, larger church.

Mr. Dellinger indicated that Hanover Engineering detailed review of the Plan submission should be completed in the next week or so. Mr. Poff will address Mr. Dellinger's comments at the next P&Z meeting.

5. Craig Holzman Lot - Rexamont Road

Steve Danz has indicated that he has been in contact with the bank regarding the provision of financial security from new lot owner (Mr. Newman) so that the previous lot owner's letter of credit can be released.

6. Alden Place – Welcome Center

As directed by Borough Council at its February 10, 2013 meeting, Hanover Engineering contacted the Lebanon County Planning Department (Zoning Office) via email on February 11th regarding a potentially illegal use of the Alden Place Community Center **[see February 11th email attached]**. To date, there has been no formal response from the County to the February 11th email.

Joe Keaney, Council President, discussed information he has collected detailing events occurring within the community center building. It was his understanding that some of these events were not valid uses for the building as described in the conditional use document. His recommendation was to talk to the Solicitor first and then proceed from there when more information is gathered.

7. Cornwall Manor – Carriage House Apartments

Hanover Engineering has been coordinating the required site inspections with the Contractor.

8. Cornwall Manor – Health Center

The requested waivers/modifications were approved and the Revised Land Development Plan was conditionally approved by Borough Council at its February 10, 2014 meeting. The Applicant is currently working on addressing the remaining Plan approval conditions while waiting for DEP/NPDES approval.

Josh Weaber spoke and stated that he is hopeful that all permits will be approved and received by late spring, but he added the process can vary from one month to one year.

9. Zoning Map Corrections – Sycamore Hill Commercial District

Hanover Engineering has prepared a proposed Zoning Map amendment to expand the General Commercial District boundary along 72 (North of North Cornwall Road) to include the Sycamore Hills sales lot parcel – as directed by the Planning and Zoning Commission at last month's meeting [**see attached**]. Mr. Dellinger had spoken with Steve Brubaker, of Sycamore Hill, earlier in the day and explained the remapping. Mr. Brubaker had no problems with the remapping. It was also noted that an advertised public hearing must be held to enact the zoning map changes.

10. Borough Municipal Authority – Barb Henry

Mr. Dellinger, the Borough Engineer, brought up concerns on how to directly involve the Municipal Authority in the permitting process. Some suggestions were to inform the Zoning Officer of the need to contact the Municipal Authority when someone requests a permit. It was also suggested to put this information on the Borough's website so the public has immediate access to the permitting process and what all it entails.

Steve Dellinger was directed to send a letter to County Planning to make them aware to inform people who are asking about permits their need for involving the Municipal Authority in their plans. A motion was made by Mr. Snyder, 2nd by Mr. Karinch and was unanimously approved.

11. Cornwall Manor – Phase 2 – The Woods

Paul Weidman, representing Cornwall Manor, submitted a request to the Borough for reduction in the financial security for Phase 2 of The Woods development. Hanover Engineering is currently reviewing the request.

12. Chesapeake Bay Pollution Reduction Plan – MS4 Permit

Josh Weaber, from Steckbeck Engineering, informed P&Z members that a Chesapeake Bay Pollution Reduction Plan is required to be prepared and submitted to the state before the end of July. This is a 20-25 year plan detailing how the Borough will practice pollution reduction techniques throughout the Borough. It was stated that one of the biggest expenses that will impact the Borough will be street sweeping.

Adjourn to Executive Session – Legal

A motion was made by Mr. Fratini, with a second by Mr. Williams to adjourn to an Executive Session.

Reconvene

A motion was made by Mr. Karinch, with a second by Mr. Snyder to reconvene the meeting. Motion passed.

A recommendation was made to have Borough Council contact the Zoning Officer for his opinion and interpretation concerning the alleged illegal use of the Alden Community Center building prior to enlisting the Solicitor’s insight into the matter. Mr. Fratini presented the recommendation followed by a second from Mr. Williams. All other P&Z members voted in favor of the recommendation.

A motion was made by Mr. Fratini and 2nd by Mr. Snyder to adjourn the meeting and was unanimously approved.

Meeting adjourned at 10:00 p.m.

Upcoming Commission Meeting

Monday, April 7th, Planning & Zoning’s regular meeting at 7:30 p.m., Borough Hall.

Respectfully submitted,

Robert Boo Simmermon
Secretary

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