

PLANNING AND ZONING COMMISSION
March 2, 2009

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, March 2, 2009 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 Councilman Koehler & Lazorick

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Miners Crossing – Lot 66**
The hearing on the Ordinance violation was scheduled for March 13th. A rescheduling of this date has been requested due to Steve Dellinger being scheduled to be out of state that day. Rescheduled for Friday March 20th @ 10:00 a.m. the hearing is between the Borough of Cornwall & Landmark Builders.
3. **The Woods**
A plan revision for the addition of a sun room at 704 Ash Court has been requested and approved.
4. **There has been no change in status since the February 2009 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 52
 - Miners Crossing –As-Built Plans for Individual Lots
 - Miners Crossing – Lot 59
 - Miners Crossing – Lot 72
 - Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)
 - Krissinger Property (Stoner Subdivision)

5. Miners Crossing –Overall Development

The process for dedication of Granite Street has been restarted (by Ordinance, the Borough only accepts streets for dedication between March 1st and September 1st.)

6. Miners Crossing – Lot 74

Jeff Steckbeck indicated that he has been informed that the person who uses the “shed” in question (Joe Grandi) will be filing a quit claim deed for the existing shed, which was built and has been used by his family for three generations. According to Jeff S., Sheridan Corporation (and now H&K) has no legal right to force the building to be torn down.

7. IVE Phase 4C Lot 75

Letters were received from County Planning (2/3/09) and the Borough Engineer (3/2/09) regarding Mr. Hurst’s lot. Mr. Steckbeck reviewed and approved all revisions. A motion was made by Jim Williams, 2nd by Mr. Snyder and unanimously approved to recommend to Borough Council approval of the plan.

8. Northgate – Lot 35

A revised site plan was submitted by Garmen Builders that flipped the driveway and proposed a slightly smaller house design. The Borough Engineer recommended approval of the Plan and Chairman Fratini granted said approval and signed off on the Plan.

9. H&K Update

H&K continues to modify their site masterplan based on neighbor’s comments. They will continue to consult with their neighbors. A meeting with the Iron Valley Estates Homeowners’ Associations will be held on March 17th. They will meet with IV Golf Course owners on March 4th. They have contacted Cornwall Manor and requested that the Manor host a meeting with the Burd Coleman residents. They will also be contacting Miner’s Village residents and inviting them all to a meeting later in March. At Mr. Fratini’s suggestion, Jeff will ask H&K to include the Ironmaster Road residents in the Burd Coleman or Miner’s Village meeting. H&K will modify their plan to suit reasonable comments of all these neighbors, and will then schedule to make a presentation to the P&Z Commission and Borough Council.

10. Appalachian Trailer Sales

Mr. Kratz approached the Commission representing Appalachian Trailer Sales (3181 Lebanon road (Route 72S) Manheim) who has a contract to buy adjacent lands from Gretna Springs. When Route 72 was re-aligned, the new highway location bisected Gretna Springs land and left a very small parcel on the east side of the highway, separate and apart from their main west side retirement community. Mr. Kratz indicated that most of the land to be sold is located in West Cornwall Township, but there are two very small triangular areas located in

the Borough. He requested that the Borough defer plan approval entirely to West Cornwall. After discussion with the engineer, the P&Z Commission voted to defer this decision to County Planning. Cornwall will cooperate so that this plan review and approval can occur without added costs nor cumbersome processing efforts.

11. Former Graces Restaurant Property

Mr. Varner PE (Diehm & Sons) representing Mr. Landis who bought the former Grace's Restaurant along Route 72S is proposing to tear down the existing buildings on the 1.3 acre tract and construct a car sales/auto repair business. He had contacted the borough engineer who advised him to come talk to the P&Z Commission before they spent too much surveying money. The main issue with this site will be traffic safety. There is also a concern about sewage disposal, seeing as how Grace's had numerous documented problems with their septic systems. Mr. Dellinger noted that an auto dealer would be a conditional use, thus requiring a hearing by Borough Council. Jeff indicated that the Commission should advise Mr. Varner of what requirements they would have for evidence at that hearing. After discussion, the Commission voted to require a traffic study to determine access safety which should also include Harmelink turning lane warrant analysis and sight distance analysis. Jeff indicated that Diehm should contact Joe Burgett at PennDOT so he could perform a site assessment and advise Diehm of any PennDOT requirements over or beyond those requested by the Borough.

12. 1201 Ash Lane

The Commission received a letter from Pennoni Associates (2/4/09) requesting information (if any) regarding documented environmental issues at this address. This request is a standard procedure for the Phase 1 Environmental Assessment which Pennoni is performing for the bank which is loaning money for this lot. Jeff suggested that this letter should be forwarded to the Borough Manager to check the files and then send a response to Pennoni. It is highly probable that his response will merely be that the Borough has no such records of any environmental issues.

13. Codified Borough Ordinances

A letter was received from Sam Weiss, Borough Solicitor regarding enactment of the Borough's Code of Ordinances. Steve Dellinger is working with Sam and Steve Danz to coordinate its adoption.

14. Borough Newsletter

The Commission will provide an article for Spring Newsletter

15. Upcoming Commission Meeting

- Monday, April 6th regular meeting @ 7:30 p.m. Borough Hall.

16. Adjourned 8:15 p.m.

Respectfully submitted,

Joseph L. Lescisko
Secretary

www.cornwall-pa.com

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