



BOROUGH OF CORNWALL

36 Burd Coleman Road

PO Box 667

Cornwall, Pennsylvania 17106-0667

Phone: (717) 274-3436 Fax (717)274-3496

PLANNING AND ZONING COMMISSION

MARCH 1, 2010

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, March 1, 2010 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Joe Lescisko Jim Williams
Robert Simmermon

Borough Officials

Jeff Steckbeck Steve Dellinger Councilman Koehler Councilman Lazorick

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**
The developer's consultant is working on addressing the conditions of Final Plan approval.
3. **Dedication of Granite Street**
The time period for acceptance/dedication of the street reopens on March 1st [see letter attached]. A "punch list" was identified as a result of a site inspection last September. Once the "punch list" items have been satisfied, Sam Weiss can proceed with reviewing the proposed deed of dedication and prepare any other legal documents.
4. **There has been no change in status since the last meeting for the following lots/projects:**
 - Miners Crossing - Lot 66
 - Iron Valley Estates - Lot 52
 - Miners Crossing - Overall Development

- Miners Crossing – As-Built Plans for Individual Lots
- Krissinger Property (Culvert Street)

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

The only meeting in the last month was an Ad-Hoc “Executive” meeting. For the March 9th and March 22nd Ad Hoc meetings, the following items will be discussed:

- Review of the proposed condition paper. This document will include negotiated items that the Ad Hoc Committee feels H&K must agree to in order to move forward on the zoning change.
- Review of the Borough’s traffic consultant (HRC-Chris May) report on the project.
- Review the results of Penn Dot meeting (3/9/10) on their comments from the Traffic Impact Study prepared by TPD.

6. **Tunnel Improvement, Boyd Street**

Tom Smith, Borough Road Supervisor, mentioned that the work on the tunnel may be finished by the weekend.

7. **Grace’s Restaurant**

Documents were received from Diehm & Sons Engineering Firm for a Conditional Use Hearing of the Grace’s Diner property along Route 72 South. A motion was made by Mr. Fratini and second by Mr. Williams and unanimously approved to refer the Conditional Use Application to the Borough Solicitor, Sam Weis, who will set up a hearing date after the April 5th P&Z Meeting so that P&Z will have a chance to comment on the application.

8. **PRL Industries – 64 Rexmont Road**

PRL is proposing to build a 75’ X 50’ warehouse building on to their existing building.

John Bashore of PRL and Michael Saxinger their engineer were in attendance to present their plan; request interpretation of the zoning ordinance; and request approval of several modifications (waivers) of the subdivision ordinance. Mr. Saxinger presented a plan which shows existing non-conformities where buildings extend beyond the side yard setbacks. The zoning ordinance allows expansion of nonconformity by 100% of the area of the non-conformance. PRL has two such areas – one on the south side of the building where 2,022 sq.ft. extends beyond the setback line; and one on the east side of the building where 173 sq.ft. extends beyond the setback line. Mr. Saxinger indicated that PRL would like to expand the east side of the building by more than 173 sq.ft.

He asked if the ordinance would allow both these areas to be added together such that the sum of 2,195 sq.ft. of expansion beyond any setback line would be allowed. Mr. Steckbeck and Mr. Dellinger both think that this is not the way the ordinance is intended, however this is a decision to be made by the zoning officer Julie Cheyney. Mr. Steckbeck indicated that he believes Ms. Cheyney would likely make the same interpretation as Mr. Dellinger and him, but PRL should ask anyway. In the event she agrees, then PRL could request a zoning variance from the Zoning Hearing Board but that process will take about 2 months time and cost \$500 filing fee plus PRL's added consulting costs. Mr. Steckbeck pointed out that PRL could do a lot addition from the adjoining lot which is under PRL's ownership, and this will expand the setback line far enough to allow the expansion as desired. Mr. Saxinger indicated he will re-group with PRL to explain all their options, but for now he got the answer he needs on the non-conformity issue.

Mr. Saxinger then presented a list of SLDO waivers which he believes are appropriate given the small scale of this project and due to the fact that the building expansion will be located on an area which has already been 100% disturbed and is totally covered with macadam.

After each item was thoroughly vetted by the Commission, a motion was made by Mr. Snyder and seconded by Mr. Williams to approve the following waivers:

- a. Section 13-407.1 – Submission of Wetlands Report is not needed because only area being disturbed is already paved.
- b. Section 13-404 – Submission of a Water & Sewer Feasibility Study is not needed because no additional water or sewer taps are planned.
- c. Section 13-406.1 – Submission of Traffic Study for all non-residential land development plans is not needed because no new employees plan on being hired.
- d. Section 13-408 – Submission of Conservation Plan is not needed because part of the site is covered in pavement.
- e. Section 13-305.1 – Submission of Preliminary Plan, applicant can go straight to final plans.
- f. Section 13-510.1G(1) – Improvement of Rexmont Road from ROW to Center of the road. Mr. Steckbeck indicated that the Borough has no roadway issues (i.e. run-off, etc.) and that PRL is willing to increase the ROW from 33' to 50'.
- g. Section 13-515.4.A.(1) – Requirement of a 10' wide planting strip is not needed since there is natural landscaping on the property line and no trees will need to be removed to install the addition.
- h. Section 13-515.3 – Requirement of landscaping trees when industrial site adjoins residential district, is not needed since natural landscape surrounds the site.

- i. A waiver was granted to submitting an E & S plan to Lebanon County Conservation District since disturbed area is < 5000 sq.ft.
- j. Fee In-Lieu of – Since this is a non-residential project, the recreation fees do not apply. No fee will be due from PRL.

9. **Upcoming Commission Meeting**

- a. Tuesday, March 9th, Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall
- b. Tuesday, March 23rd, Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall
- c. Monday, April 5th, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

10. **Adjourned 8:35 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, Alternate Borough Engineer
Josele Cleary, Special Counsel