



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

JUNE 7, 2010

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, June 7, 2010 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Joe Lescisko Jim Williams
Robert Simmermon

Borough Officials

Jeff Steckbeck Councilman Koehler Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **H & K Plan – The Preserve at Historic Cornwall Village**
 - A letter [**attached**] was read by Mr. Lescisko from Borough Council President, Paul Vranesic, which stated “no Board Member may discuss or answer any questions/concerns related to the Proposed Zoning change requested by H & K at tonight’s P&Z meeting”. All vital constituent questions will be addressed at the Monday, June 14th Public Hearing to be held at Cornwall Elementary School at 6:00 P.M. This was a recommendation of Special Counsel (Josele Cleary) as a result of a threat of impending legal action.
3. **Bollard-Sheridan Subdivision Plan (Granite St Townhouse)**
 - Some neighbors of the project were in attendance and asked for Borough assistance to get the grass and weeds cut at the site. The builder showed up and removed trees and started to dig, but then disappeared. The grass has not been cut all year. It’s about 2 feet high. The Commission asked Jeff to contact the Bollards and request that they cut the grass.

- The developer's consultant is working on addressing the remaining conditions of Final Plan approval [see HEA letters dated 05/25/10 and 06/03/10]. These include finalization of the Developer's Agreement (being prepared by the Solicitor), provision of financial security, and payment of recreation fees prior to Plan recording.
- NOTE: Last month's minutes should be corrected to read that the Water & Sewer Main Extensions have not been signed. Capacity is only granted after payment of Water & Sewer EDU's. The letter referenced in the minutes only stated conditions for approval.

4. Dedication of Granite Street

- All repair work has been completed and the As-Built Plan for Granite Street has been approved [see HEA letters dated 05/26/10 and 06/02/10]; the Solicitor is working on the legal steps to accept dedication.

5. The Woods

- Paul Weidman, on behalf of Cornwall Manor, presented a proposed revision to the dwelling type, along with a covered deck addition to a unit at 718 Ash Court in The Woods. This was approved at the May 3rd meeting [see HEA letter dated 05/04/10].

6. Miners Crossing – Lot 66

- A mediation session with the judge is scheduled for July 7th.

7. There has been no change in status since the last meeting for the following lots/projects:

- Iron Valley Estates – Lot 52
- Miners Crossing –As-Built Plans for Individual Lots

8. Sycamore Hill Mobile Home Park

- Randy Scholl was instructed by Julie Cheyney, Lebanon County Planning, to approach P&Z Commission regarding reconfiguring lot spaces for #5, 7, and 9 to replace existing units [attached]. During discussion, it was noted that Scholl proposes removing three old run down trailers and replacing them with new trailers. The new ones are larger, but are built on block pylons such that no new impervious cover is being added. The roadways and driveways accessing the trailers are already in place. The mobile home park already has a stormwater management system which will handle these new trailers.
- A motion was made by Mr. Fratini, seconded by Mr. Williams and unanimously approved to accept the reconfiguring of Lots 5, 7 and 9 without the need for any land development plan. Ms. Cheyney is authorized to issue the building permits.

9. **334 Pamela Lane**

- Karyn Reddinger approached the Commission with a request to install a fence in an easement area along her property. The fence would be behind the front building setback and would enclose the side yards and a large portion of the rear yard. There is a 12" deep by 10 foot wide drainage swale and easement in the back yard. The fence on each side yard would cross the easement.
- A motion was made by Mr. Snyder, seconded by Mr. Simmermon and unanimously approved to allow the installation of the fence per the zoning ordinance under the condition that the bottom of the fence must be 12" higher than the deepest part of the drainage swale. A permit will be required.

10. **Blue Bird Inn**

- As a follow-up to last month's discussion at P&Z regarding persons being "washed out" by the street lights crossing Cornwall Road, Mr. Steckbeck was instructed to research the lighting issue.
- Jeff visited the site and found a series of Met Ed owned, pole mounted mast arm lights (2) are located on the west side of Cornwall Road and project out over the highway. The bulbs are very dim, which is consistent with Met Ed's program for energy savings which they undertook many years ago. Jeff and Steve Danz did some investigating and contacted Met Ed which is willing to install brighter bulbs. There will be a \$9.25 per month increase in electric billing for each bulb they replace. Per the prior discussion with Commission members and Council, the increase in electric costs will only benefit the Bluebird and the borough would like the Bluebird to pay the bill.
- Andrew Arnold of the Bluebird stated that since his remodeling and renovations, his real estate tax bill has increased by 40%. He said that like all other borough property owners, his real estate taxes are paying for the street lights and he believes it would be unfair to isolate the Bluebird as the only property which pays for street lighting via a special assessment on top of the taxes. He is not too worried about the added cost today, but is more concerned about the high electric rate increases we have been warned are coming next year. Mr. Arnold said he'd prefer to make a one time, lump sum payment to the borough and then continue with the borough paying the electric bills.
- Commission members disagreed with Mr. Arnold and said that the Bluebird is the only property to benefit from the brighter lights. The borough's financial position is weak and it cannot afford higher electric bills, particularly while the EIT overpayment issue is yet unresolved. Mr. Arnold is facing several options: 1) Do not agree with paying for the lighting improvements and risk losing all parking ability along Cornwall Road through new No Parking signage. 2) Install his own lights and pay Met Ed directly for privately owned lighting which will improve the safety in the area. 3) Agree with the borough's request to

fund \$18.50 per month increase in electric bills for two new 400 watt bulbs. Mr. Arnold indicated he would agree to alternative 3.

- A motion was made by Mr. Lescisko, seconded by Mr. Williams and unanimously approved and recommend to Borough Council that the street lights at both Cornwall Hills Road and the parking lot entrance be upgraded from 150 watts to 400 watts with the approximate monthly increased cost of \$18.50 to be paid by the Blue Bird Inn owner, Andrew Arnold.

11. Chester Scholl Zoning Request Change

- Mr. Scholl provided the Commission with a written request for consideration **[attached]** of zoning changes to land he owns that straddles Zinns Mill Road – between Route 72 and Cornwall Road. The land totals over 41 acres and is currently zoned Agricultural. Except for the property containing the mobile home park, all adjacent land in the Borough is also zoned Agricultural, as is abutting land to the north located in North Cornwall Township. Mr. Scholl indicated that he was interested in developing homes and possibly a farmers market. He did not present a specific request identifying how he wants his two tracts to be rezoned. He mentioned combinations of zoning districts, such as mixing General Commercial with Agricultural or Neighborhood Commercial with Residential Low Density. Discussion ensued as to what exactly the “farm market” would entail. In lieu of rezoning to commercial, a farm market use could be added as a use in the Agricultural District (similar to animal hospitals). Concerns were raised about additional development on the Route 72 and Cornwall Road corridors, and specifically the addition of more driveways entering onto Route 72. It was suggested that Mr. Scholl (1) provide more information on the proposed farm market use and (2) provide the Commission with a specific rezoning (map) proposal for consideration.
- The commission emphasized that Zinns Mill Road would have to be improved, and depending on what amount of traffic is generated, the developer may be required to contribute money to improving Zinns Mill Road and Route 72/Zinns Mill Road Intersection and Zinns Mill Road/Cornwall Road Intersection.

12. 195 Race Street

- Ralph Clay, who lives at 195 Race Street, approached the Commission requesting to replace his current 18' X 18' Garage with a 32' X 24' pole building. Since the property is in the Historical District, the roof would have to be at an 8/12 pitch.
- A motion was made by Mr. Fratini, seconded by Mr. Snyder and unanimously approved to grant a building permit contingent on meeting all the setbacks.

13. **Upcoming Commission Meeting**

- Tuesday, July 6th, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

14. **Adjourned 8:45 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