



## 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

NOVEMBER 1, 2010

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

#### Commission Members

Raymond Fratini      Joe Lescisko      Jim Williams      Robert Simmermon  
Jeff Snyder

#### Borough Officials

Jeff Steckbeck      Steve Dellinger      Rob Koehler

#### 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 Final Plan was recorded on October 7<sup>th</sup>. The existing water and sewer lines have been relocated. A pre-construction meeting is required to be held prior to commencing the remaining work on the project. Mr. Steckbeck informed builder Bob Brandt today, and Mr. Brandt will be calling Hanover to schedule the meeting. The meeting is scheduled for Friday, November 5<sup>th</sup>.

3. **Miners Crossing – Lot 66**

The driveway was paved on October 13<sup>th</sup>. The completed driveway complies with the requirements of the Borough's Subdivision and Land Development Ordinance (see HEA letter dated October 15).

4. **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

5. **Regional Planning**

- At the October 7<sup>th</sup> Regional Planning meeting, the Steering Committee recommended Gannett Fleming out of four proposals submitted [**attached**]. Their total cost is \$75,000.00, of which the County Grant will pay up to 50% or \$37,500.00. The remaining cost of \$37,500.00 will be paid by the five municipalities (Cornwall, N Cornwall, S Lebanon, N Lebanon and W Cornwall). Mr. Williams raised the question regarding how disputes are resolved in the event one municipality does not agree with the plan. Gannett Fleming is the firm that prepared the County's Comprehensive Plan. Discussion ensued during which Mr. Steckbeck advised that Gannett Fleming is serving as the expert planner and advisor which will conduct the study and gather data, and then will formulate recommendations to each individual municipality about their individual land uses. The municipality retains the ultimate decision making authority about what the Plan will say about their individual municipality. Each municipality will have sovereign decision making power over the content of the plans related to land use within their individual municipal boundaries. Neither single municipality, nor a majority of municipalities will have the right or power to dictate what another municipality decides about land uses within that municipality.
- A motion was made by Mr. Lescisko, seconded by Mr. Simmermon and unanimously approved to recommend to Council the following: 1) To approve hiring Gannett Flemming; 2) To approve Cornwall's share of \$4,875 to be paid in March 2011; and 3) To approve the agreement for Phase II [**attached**].

6. **Blue Bird Inn**

- Hanover Engineering provided a Memo and Draft Proposed Amendment to Zoning Ordinance [10/26/10] which explained conditional use requirements for off-street parking in the RMD District. The proposed amendment included criteria related to (1) the distance from the nonresidential structure to the parking area and (2) restrictions on ownership of the parking area. After some discussion, revisions to the proposed text were decided upon. The revised draft text is attached to these minutes.
- A motion was made by Mr. Lescisko and seconded by Mr. Williams and unanimously approved to recommend to Borough Council the proposed amendment as follows: 1) Limit off-street parking zoning amendment to Residential Medium Density (RMD); 2) The distance from the closest property line of the property on which the nonresidential use is located to the farthest

parking space in the parking area shall not exceed 450 ft; 3) That common ownership be required for the off-street parking and commercial property.

- Karl Karinch provided a letter [10/27/10] regarding his concerns of “Non-Compliance Elements” per the Blue Bird Inn Approved Land Development Plan. Mr. Lescisko will forward this letter to Julie Cheyney for review and comments back to P&Z. Also, Karl’s letter of August 17, 2010 will be forwarded to County Planning for their comments. Mr. Steckbeck advised the Commission that the first four of Karl’s complaints are related to zoning matters and the Zoning Ordinance dictates that the Zoning Officer is the delegated enforcement official for all zoning matters. Karl’s fifth complaint deals with drainage and that is an issue delegated to the Borough Engineer, and that he (Jeff) has been dealing with the Blue Bird drainage matters for the last year. He will go and inspect the site to determine what action needs to be taken, if any, relating to Karl’s fifth comment.

## 7. Rt. 72/Rt. 419 Improvements

- Mr. Steckbeck gave a status report of the progress of the intersection improvement project.
  - a) West Cornwall Supervisors and Cornwall Council signed the design contracts with ELA and Steckbeck in July.
  - b) The design kick-off meeting was held at PennDOT office on August 17<sup>th</sup> with approximately 15 PennDOT staff members representing all their departments.
  - c) A scoping meeting was held at the project site on October 1<sup>st</sup> at which time each PennDOT department identified specific work tasks which the design engineer’s would have to address during the project. Issues such as: i) the Riding Club being eligible for the historic registry thus requiring a historic study; and, ii) the request for environmental reports for the Sunoco gas station’s underground storage tanks; and, iii) PennDOT’s planning chief requiring that a feasibility study for the use of a roundabout needs to be added to the design engineer’s scope of work.
  - d) Steckbeck broached the Roundabout subject with West Cornwall Supervisors at their October meeting. Since the intersection is in WCT, the decision on the use of a roundabout versus signalization will be the Lebanon County MPO’s prerogative with due consideration to West Cornwall’s input. Therefore, the WCT Supervisors are planning a field trip to visit and observe a Roundabout which has similar traffic volumes to Route 72/419. Steckbeck is identifying several locations which will be presented to the Supervisors at their November 8<sup>th</sup> meeting, at which time the field trip will be scheduled.
- Minutes of the kick-off and scoping meeting are available at both the Cornwall and West Cornwall offices. Periodic status reports will be shared with officials of both municipalities via e-mail

8. **Upcoming Commission Meeting**

Monday, December 6<sup>th</sup>, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

9. **Adjourned 8:50p.m.**

Respectfully submitted,

Joseph L. Lescisko  
Secretary  
[www.cornwall-pa.com](http://www.cornwall-pa.com)

cc: Borough Council & Solicitor  
Jeff Steckbeck, Borough Engineer  
County Planning Department  
Steven Dellinger, Alternate Borough Engineer  
Josele Cleary, Special Counsel