



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION JULY 5, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, July 5, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams Joseph Lescisko
Jeff Snyder

Borough Officials

Rob Koehler

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**
 - No change in status since last month's report.
3. **Conditional Use Application - Blue Bird Inn Parking Lot**
 - All conditions recommended by P&Z Commission were accepted by Borough Council with the following additional conditions:
 - Additional conditions added by Borough Council:
 1. Applicants shall identify five separate lots on the Subdivision Plan.

2. Applicants shall comply with and adhere to all of their testimony at the hearing on 6/13/11.
3. Any violation of the conditions shall be a violation of the Zoning Ordinance and subject to all penalties and remedies for violation.

- Josh Weber from Steckbeck Engineering presented a Formal Land Development plan, dated 6/23/11 that incorporated all comments from previous P&Z and Borough Council meetings and Public Hearing.
- Josh went over the plan with the commission members explaining the parking lot surface, where the run-off would go, lighting, curbing, etc. A question was brought up about there being a light at the exit along Cornwall Road. Mr. Arnold has not yet received the PennDOT permits.
- Hanover Engineering will review the plan and provide comments for the August P&Z meeting.

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

- H&K continues to work on (1) obtaining the Highway Occupancy Permit and (2) performing various engineering studies. The preparation/submission of a Tentative Plan is anticipated in the upcoming months.

5. **Yurejfcic – 201 Juniper St (Starner Development)**

- Mr. Yurejfcic explained to the Commission that he is the last home on the northwest side of Juniper Street in the Starner Development. He explained that after heavy rains, his driveway floods, along with his shed and lawn. Tom Smith, Road Supervisor, had put in a macadam hump along the edge of the driveway but that didn't help. He is now receiving mud from a property above him (217 Juniper Street?) which had swails put in. Mr. Steckbeck instructed the borough manager to contact Karl Kerchner at the Lebanon Conservation District to have him go out and inspect the mud run-off. It seems that the west end of Juniper Street catches all the run-off from Juniper Street and neighboring properties and Rte 419. Juniper Street does not have a box culvert, but if it did, Mr. Yurejfcic seems to think this could alleviate the water problem. Land below Mr. Yurejfcic is owned by Mr. Krall and also receives a large ponding of water after heavy rains from Juniper Street.

- Mr. Yurejfcic was instructed to take pictures during the heavy rains that explains his concerns and also shows on paper where the problem is located. He should then bring this information to the Borough Council.

6. **Regional Comprehensive Plan Update**

- A public meeting was held on June 16th at Cedar Crest High School, the meeting was attended by about thirty (30) people. Comments will be posted on www.cornwall-lebanonplan.com website. The next meeting will focus on Goals and Objectives for Comprehensive Plan.

7. **Upcoming Commission Meeting**

Monday, August 1st, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

8. **Meeting adjourned at 8:15 p.m.**

Respectfully submitted,

Joe Lescisko
Secretary

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