



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION JANUARY 3, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, January 3, 2012 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams
John Karinch

Borough Officials

Jeff Steckbeck Steve Dellinger

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Mr. Robert Simmermon- Re-aligned as P&Z Secretary**
A motion was made by Jeff Snyder and seconded by Mr. Williams.
Officers retained from last year:
President Raymond Fratini
Vice President Jeff Snyder
3. **Mr. John Karinch - Appointed**

Mr. Karinch was appointed by Borough Council for a 5 year term.

4. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Construction continues on the project. Jeff Steckbeck notified the owner/developer and builder via email on December 6th that the Borough is requiring the signed “hold harmless” agreement - and informing them that the stormwater system will not be accepted for dedication nor will financial security for the project be released until the signed agreement is received by the Borough. There has been no reply from Denise Bollard as of January 3, 2012. Hanover will send a letter stating that no building permits for the remaining dwellings will be issued until this is resolved. A copy will also be sent to the County to keep them informed.

5. **Blue Bird Inn Parking Lot - Subdivision/Land Development Plan**

The light fixtures were installed and are operational. The revised deeds for the five (5) lots and access easements for Lots 1 and 4 were recorded on December 7th. As-built plans were provided on December 12th. At the December 12th Borough Council meeting, a motion was passed to release all financial security for the project.

A parking issue on the north side of Cornwall Hills Drive was brought to the council’s attention. A note on the recorded Land Development Plan for the parking lot indicated that the four on-street parking spaces on the north side of Cornwall Hills Drive were to be removed, with no parking to be permitted in that area. The four previously marked and striped spots have been blackened out. Patrons are now parking into the clear sight triangle near the right-of-way of Cornwall Road causing an unsafe entrance onto Cornwall Hills Drive.

A motion was made by Mr. Snyder and seconded by Mr. Simmermon to recommend the posting of a minimum of two signs; “No Parking this Side” as well the reapplication of striping between the right-of-way of Cornwall Road and the first no parking sign on Cornwall Hills Drive. [NOTE: A determination has to be made as to whether or not the Ordinance adopted to restrict parking on Cornwall Road also included restrictions for Cornwall Hills Drive.]

6. **Blue Bird Inn Driveway Paving**

In a related matter, Karl Karinch also stated that the paved driveway on the west side of the Blue Bird Inn property encroaches 2-3 feet into portions of the required 10’ wide landscape buffer along the western property line. This issue was raised in a letter from Mr. Karinch to the

Lebanon County Planning Department dated March 3, 2011. Mr. Karinch indicated that the County Planning Department told him that they do not enforce the provisions of subdivision/land development plans – that is up to the municipality. Hanover will investigate this issue further.

7. **Hillside Drive Creek Issue**

Mr. Fratini asked Mr. Karinch if he had done anything that has restricted the water flow in the Snitz Creek Tributary located on his property. Mr. Karinch indicated that in the past he had received a permit for a temporary stream crossing, which was removed approximately eight months ago – before Tropical Storm Lee. Jeff Steckbeck indicated that he had walked the tram six weeks ago and had found no evidence of any pipes. Mr. Karinch also stated that he has been working on “cleaning up the creek” and will be removing more trees, etc. in the future.

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

At the December 12th Borough Council meeting, a motion was passed to approve the request of Haines & Kibblehouse, Inc., to modify the Phasing Schedule incorporated into the Tentative Plan approval decision dated November 14, 2011. The modification will allow the Applicants 24 months from the date of the Decision to submit all necessary third party permit applicants to construct Phase I of the development as approved by the Decision [the previously approved Phasing Schedule had a 12-month time frame].

John Karinch will be representing Council at a January 12, 2012 meeting with PennDot concerning the Rt. 322 entrance.

9. **Cornwall Manor – Woodside Apartments**

At the December 12th Borough Council meeting, Paul Weidman from Cornwall Manor updated Borough Council on the status of the Manor’s Woodside Apartments project – specifically as it relates to the allowable height of buildings in the Residential Institutional Zoning District. The issue was referred to the Planning and Zoning Commission for a recommendation

Mr. Weidman presented conceptual renderings on The Woods expansion project. He stated there would be 43 apartments in the first phase and 32 apartments in the second phase.

Issues that were discussed:

- Height of roofline
- Capacity of retention pond
- Improvements to Ironmaster Road
- Parking for residents, staff, visitors

Two options were discussed to allow for the additional height of the proposed apartment buildings: (1) amending the Zoning Ordinance to allow for additional height by right [which would apply to any proposed building in the Residential Institutional Zoning District] or (2) requesting a conditional use to exceed the permitted height of 45 feet [a procedure in the existing Zoning Ordinance, which would be applicable only to the apartment buildings currently being proposed].

A motion was made by Mr. Fratini and seconded by Mr. Snyder that Borough Council not consider amending the Zoning Ordinance to allow increased height, but instead to review the request through the Conditional Use procedure provided in the existing Zoning Ordinance.

10. **Carport-Tom Lehman 343 Boyd Street Minersvillage**

Mr. Lehman had a carport built next to his house, which is located in the Minersvillage Historic Overlay District. He applied for and obtained a building permit from the County (Permit # 53-11). Mr. Lehman indicated that he thought that the permit was issued in June or July 2011. Dennie Berry is the builder. Questions have arisen regarding the pitch of the roof [which must be between 8/12 and 12/12]. According to Mr. Lehman, the nearly completed structure will have to be raised by approximately 4 inches at the peak to comply with the minimum required roof pitch. Mr. Fratini will meet with County Planning and Steve Danz concerning the authorization of the original building permit.

11. **Proposed Garage-Schaeffer property Goosetown**

A letter was read from Barb Henry, Executive Director of the Cornwall Borough Municipal Authority, concerning curb boxes located on 144 Palmer Street. Mr. Schaeffer's proposed garage would "be very near or possibly on top of this curb box".

Mr. Schaeffer was in attendance at the meeting and indicated he was aware of the letter and its content. Mr. Schaeffer also indicated that the Zoning Hearing Board hearing on his request has been delayed until sometime after the January 9th Borough Council meeting - due to the need to appoint an alternate member to the Zoning Hearing Board.

12. **419/72 Intersection Project**

Mr. Steckbeck reported that the project has been funded and construction should start sometime in 2013.

13. **Year End Report**

A motion was made by Mr. Snyder and seconded by Mr. Williams to accept Mr. Joe Lescisko's last act as an official P & Z member, which was the adoption of the 2011 Annual Report. All members were in favor.

14. **Upcoming Commission Meeting**

Monday, February 6th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

15. **Meeting adjourned at 9:00 p.m.**

Respectfully submitted,

Robert Boo Simmermon
Secretary

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