



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

October 1, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, October 1, 2012 at the Borough Hall. In attendance were:

Commission Members

Jeff Snyder Robert Simmermon Jim Williams John Karinch

Borough Officials

Steve Dellinger

Public

List is Attached

1. Mr. Snyder called the meeting to order at 7:30 P.M.

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

Work continues on (1) installing storm water infiltration trenches and (2) excavating the foundations for the remaining two duplex structures. The swale adjacent to Boyd Street will be graded and seeded.

3. **Cornwall Manor-Woodside Apartments**

Preparation of the required Land Development Plan is currently underway.

4. **Alden Place – Welcome Center**

Preparation of the Final Plan, which will address all the conditions of the Tentative Plan approval, is currently underway.

5. **Storm Water Complaint – Iron Valley Estates – Lot 41**

Bob Lynn of Hanover Engineering has been working with Mrs. Sharifi to accomplish what needs to be done to comply with the original plan. This work needs to be completed by next Monday's Borough Council meeting (10/8/2012), per last month's P&Z recommendations to Council.

6. **The Woods – House Model Changes**

At last month's P&Z meeting, Paul Weidman, representing Cornwall Manor, presented a draft spreadsheet of Net Gain/Loss calculations for approved house styles, impervious area, and as built homes with added options calculating in the total impervious area. Mr. Weidman indicated that he will have additional information for the Commission at the October meeting.

7. The Woods – 114 & 116 Overlook Drive, 530 Sassafras Drive

Paul Weidman, representing Cornwall Manor, presented information on a proposed house model/design change in The Woods - a model change from a Laurel and Willow to a proposed Duplex model. All zoning setback requirements are within Borough guidelines. The total square foot change is approximately 1,200 square feet less than what was previously approved for these two modifications. Mr. Weidman also informed P&Z of a proposed change for lot 530 Sassafras Drive. This will now be a stand-alone Willow design with a two car garage with the addition of a sunroom and open deck. The total square foot change is approximately 520 square feet more than what had been previously approved. A motion was made by Mr. Karinch with a second by Mr. Williams to approve the change under the new "plan deviation" guidelines. Mr. Dellinger, Borough Engineer, will be sending a letter to County Planning notifying them of the approved changes.

8. James Blouch - Forestry Management Plan

Jeff Steckbeck informed P & Z of a forestry management plan for an 120 acre plot in Spring Hill Acres. Mr. Steckbeck stated that only two acres will be disturbed in order to proceed with the selective foresting. Mr. Steckbeck stated that the plan meets all ordinance requirements and that he will present the plan to Council next week.

9. Haines & Kibblehouse Update

Jeff Steckbeck informed P & Z members that H & K is proceeding with gaining access to State Route 322. H & K has received their Highway Occupancy Permit and is now in the process of negotiating with Penn Dot and Federal Highway Administration to determine the actual value of the 8,000 square feet of needed access frontage. An appraised value has been currently set at approximately \$200,000.

Upcoming Commission Meeting

Monday, November 5th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 7:55 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