



## 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 7, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, November 7, 2011 at the Borough Hall. In attendance were:

#### Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams  
Joe Lescisko

#### Borough Officials

Jeff Steckbeck Steve Dellinger John Karinch Tom Smith

#### 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)**
  - Construction continues on the project.
  - The commission has been hearing of kids playing in and around the house being built. Mr. Fratini mentioned that, maybe; No Trespassing signs should be posted.

- It was requested that Mr. Dellinger contact the Builder (Bob Brandt) and get a schedule for completion of the work related to the first pair of dwellings.

### 3. **Iron Valley Storm Water Issues**

- Hanover Engineering personnel conducted a site visit to the Dave Morris' property (110 Iron Valley) on October 14<sup>th</sup> to review the issue of stormwater runoff from the neighbors' property. Hanover Engineering personnel will be contacting Mr. Shuff this week to discuss the problem.

### 4. **The Woods - 700 Ash Court**

- A revised dwelling type, sun room addition and a deck addition to a unit, at 700 Ash Court was reviewed and approved under the new "plan deviation" guidelines [**see revised Site Plan and HEA letter dated 10/14/11**].

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

- Construction is proceeding on the project. The stormwater management facilities have been installed. [Note: As a result of shallow bedrock encountered during construction, Trench #1.3 was relocated (**See attached drawing**).] Curbs have also been installed; final grading and placing of stone for the parking lot is in process. Paving is tentatively scheduled for this Wednesday (11/09).
- Mr. Arnold indicated the parking lot may be finished within 4 weeks. Mr. Arnold also asked about having to complete "as-built" plans that incorporate these minor changes, i.e. Trench #1.3 relocated. As-built plans need to be completed to document the exact location of the underground stormwater facilities.

### 6. **H&K - The Preserve at Historic Cornwall Village**

- The continued hearing on the Tentative Plan was held on October 10<sup>th</sup> at 6:00 PM. Testimony was closed and the Borough Council at its regular meeting later that evening indicated that a decision on the Plan [likely] would be rendered at the November 14<sup>th</sup> Borough Council meeting.

## 7. **Sacred Heart Church**

- Mr. Sowers, from SGS Architects, has been hired by Sacred Heart to draw up plans for a new Catholic church on their property along Cornwall Road. Mr. Sowers plans to submit his sketch plan to the Diocese by the year's end. After the Dioceses' approval, a fund raising campaign will begin. This project is years away from being built.
- This sketch plan shows the new church being located in the area of the rectory. There would also be a new rectory built. The commission has serious reservations about the driveway entrance being somewhere around where the rectory entrance is now located. With the existing traffic coming off Boyd Street, Route 419, Cornwall Road, this entrance does not seem to be safe. Also, Mr. Steckbeck noted that H&K has a computer design that shows two traffic lights; the first will be at the Rails to Trails/Route 419 Boyd Street intersection and the 2<sup>nd</sup> at the church. The Commission members suggested that a new driveway onto Spruce Street would seem to be more desirable and asked that the church investigate that alternative.
- Steckbeck will obtain the intersection improvement plans from TPD and Chris May and provide them to Mr. Sowers for his use in vetting the driveway location issue with PennDOT.
- Hanover Engineering will handle any future LDP review.

## 8. **PRL Industries – Cooling Tower and Dust Collector**

- Mr. Bashore approached the commission regarding PRL's request to build a two story cooling tower [9 ft. X 7 ft.] and dust collector [10 ft. X 20 ft.] on the side yard in the set back area that butts against a second property owned by PRL, but deeded separately. Under current zoning, PRL would have to file and pay for a zoning hearing because of building structures in the set back area.
- A motion was made by Mr. Fratini and seconded by Mr. Williams and unanimously approved to recommend to Borough Council approval to

allow the cooling tower and dust collector to be built on the side yard in the set back area because both properties are owned by PRL Industries, under the condition that a setback easement would be established from PRL's office lot to the benefit of their manufacturing lot, and that any pertinent ownership documents would be amended so that a future prospective buyer of the office lot would be aware of the setback easement.

If Council approves the Commission's recommendation, then Steckbeck will coordinate the preparation of the setback easement and deliver it to the Zoning Officer along with the borough's endorsement of the issuance of the building permits for the two accessory structures.

#### 9. Hillside Drive Creek Issue

- Mr. Fratini received calls from residents living along Hillside Drive who have the Snitz Creek Tributary in their back yards. They are saying that because of debris from tropical storm Lee this caused their basements to flood and that they want the Borough to clean it up. Mr. Steckbeck provided pictures of the area. Jeff researched and found the following:
  - (a) The stream bed is owned by the residents.
  - (b) Snitz Creek Study (CY2003?) did not include this section of the stream bed.
  - (c) After review of zoning ordinances and talking with the Conservation District, there are no laws that gives the Borough, County or State, the right to order people to clean up the area unless there is imminent threat. Solicitor Cleary also provided comments [11/04/11 e-mail] which concurs with what Mr. Steckbeck stated, but also states that Borough Council does have police power per Section 5-501 of the Code of Ordinances to require persons to comply with its ordinance prohibiting accumulation of rubbish on a property.
- A motion was made by Mr. Snyder, seconded by Mr. Simmermon and unanimously approved to have Mr. Steckbeck call the DEP to review the site area.

- A second issue was raised by the commission regarding trees damaged by tropical storm Lee overhanging on borough roads that could fall on vehicles. The question is “who is responsible for taking these limbs down and who should notify the homeowners”? Solicitor Cleary should provide an answer.

10. **Upcoming Commission Meeting**

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

11. **Meeting adjourned at 8:35 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