

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON JANUARY 2, 2024, AT 6:30 P.M.
AT SACRED HEART PARISH

Ray Fratini called the meeting to order at 7:45 p.m.

PRESENT

Ray Fratini, Bruce Conrad, Joe Lescisko, John Karinch (via Zoom), borough engineer Chad Smith, borough engineer Josh Weaber and borough zoning officer Jeff Steckbeck

ABSENT

Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

REORGANIZATION

Bruce Conrad nominated Ray Fratini, seconded by Bruce Conrad, as chairman. Motion passed.

Bruce Conrad nominated Joe Lescisko, seconded by John Karinch, as vice chairman. Motion passed.

FITZGIBBONS SUBDIVISION

Chad Smith stated that these are three lots on Boyd Street and the subdivision is simply redrawing the lot lines. Mr. Smith reviewed the plans to make sure that the new lots meet all the requirements of the ordinance, which they do.

Ray Fratini made the motion, seconded by Joe Lescisko, to recommend that Council grant conditional approval based on the engineer and solicitor's comments being addressed. Motion passed.

DISCUSSION OF PROPOSED TEXT AMENDMENTS

CORNWALL UNITED 4 RESPONSIBLE DEVELOPMENT

Jeremy Zimmerman asked that their text amendment removing warehousing from the Light Industrial (LI) district and placing it in the General Commercial (GC) district be forwarded to the Lebanon County Planning department for review and then be given to Council for a vote.

Mr. Steckbeck had sent an email to the Planning Commission, Borough Council and staff suggesting that an independent land planner review the proposed amendment to offer an opinion as to whether the limited sizes of available area(s) for development of warehousing within the GC district will comply with PA statutory requirements for a fair share allocation within the borough so as not to create a defective zoning map.

Julie Bowman said the GC district is for highway-oriented businesses, and already includes transfer trucking facilities as a permitted use, so warehousing does not add any additional burden.

There are three general areas that are zoned GC. One area near North Cornwall Road would not qualify. There is a parcel on Route 72 that is roughly two acres and is currently an RV sales site. The final area is 77 total acres at the southern end of the borough, which is comprised of 14 different parcels, the biggest of which is 19 acres and currently a junk yard. Mr. Steckbeck reiterated that it would be prudent to get an opinion as to whether it would be legal.

Ms. Bowman asked what the cost of that would be. Mr. Steckbeck said that there are some who could give that answer after a brief review and cost less than \$500. Other places won't take a project that is less than \$2,500. He did not think it would cost much.

Mr. Steckbeck also pointed out that the Regional Comprehensive Plan update is going to begin soon, and this could also be a part of that. It will take 6-8 months, but it will answer this question eventually. He said it would not hurt to have County Planning review it now.

Mr. Fratini did not want to rush this amendment like they did with the rezoning change earlier tonight. Mr. Zimmerman pointed out that by rushing the last one, it might have opened the possibility of a lawsuit.

Bruce Conrad made a motion, seconded by Ray Fratini, to recommend that Borough Council forward the proposed amendment to County Planning and consider hiring an independent land planner to determine whether that change would create any issues. Motion passed.

CORNWALL PROPERTIES

Mr. Swank said that during the discussions to amend the ordinance to allow manufacturing in the GI, it was decided that work on the rest of ordinance should commence shortly after that was wrapped up.

Mr. Weaber suggested that time be set aside at next month's meeting, and everyone involved could come back with a written list of what they would like to see accomplished.

Mr. Fratini was adamant that access to Route 322 should be a part of any proposal. He felt traffic would be an issue with any development. He suggested they also get access to Iron Valley Drive because he did not want to see all the traffic from the proposed residential development along Rexmont Road to all discharge onto Rexmont Road.

Fred Jones explained the flow of traffic that the H+K development plan would have followed. He said H+K also agreed to pay for a third of the gate on Iron Valley Drive would not allow traffic from their development to access Iron Valley Drive. Mr. Weaber said that there was a traffic study completed for the residential development and there were some minor suggestions made.

Mr. Lescisko asked what the priorities were for Cornwall Properties. Mr. Swank said that the PRL land development is their top priority. They have also submitted a land development plan

for 131 homes off Rexmont Road. Mr. Weaber is in the process of reviewing that plan. Mr. Swank said that their impression was that the Lake Resort Community was desirable to the borough, so that would be the next development they would undertake.

Ms. Bowman asked Mr. Weaber about the traffic study, which did not include the intersection of Iron Valley Drive and Boyd Street. Mr. Weaber said that will be addressed in one of the comments in his review letter.

Mr. Zimmerman said that the H+K covenants that were recorded deal with the level intensity and now the discussions are talking about development that would result in a larger level of intensity.

Mr. Conrad said that if the Open Pit is purchased to serve as a water source, the restrictions might impact development in that area.

Mr. Lescisko asked how far along Cornwall Properties was with PennDOT in gaining 322 access. Mr. Swank said that they were far along. PennDOT wanted to know what the larger development would look like to understand what the traffic volumes might be. That's where the discussion about the location of the warehouse started and with that, where the Lake Resort Community would be located. Not having those answers, they couldn't provide PennDOT with accurate traffic estimates.

Ms. Bowman said that CU4RD filed a petition to intervene and that reason wasn't totally accurate. PennDOT would not consider Cornwall Properties plan because the uses were not improved.

Mr. Swank said that they have been working with the borough for a year and a half and have not been trying to rush anything through. They are good neighbors.

Mr. Swank reviewed what he heard tonight to consider the lake resort community which was no warehousing in the LI, bypass around Minersville, access to 322 and Iron Valley Drive should be a public street. Mr. Fratini said that is correct except the part that Iron Valley Drive should be a public street.

Mr. Weaber's recommendation is that it be decided who is going to take the lead on this. Mr. Fratini said that Cornwall Properties should take the lead since they want to develop it. Ms. Bowman said that several attorneys have said that the residents are third party beneficiaries and can bring suits to enforce the H+K covenants so she felt it should be done right from the start.

Mr. Swank felt that he had direction from the Planning Commission as to how they should proceed.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Bruce Conrad. Motion passed. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Cody Rhoads
Secretary