

PLANNING COMMISSION

The public meeting of the North Cornwall Township Planning Commission was held on Wednesday, November 18th, 2020 at the North Cornwall Township Offices located at 320 South 18th Street, Lebanon, PA at 7:00 PM. In attendance were:

Commission Members:

Jim Brandt, Bob Gearhart, Paul Weidman, Ken Funk, Ed Copenhaver

Township:

Sam Abram, Tom Long

Engineer:

Steve Sherk

Public: Mr. & Mrs. Buzby (Also, Available by phone. No one called in)

Guests: Mark Desusa, Chris Dellinger, Michael Lusaitis

1. Mr. Gearhart called the meeting to order at 7:02 with the Pledge of Allegiance to the Flag.
2. **ANNOUNCEMENT:** For the record, this November 18th, 2020 Planning Commission meeting is being conducted within the guidelines set forth by the Governor's office and the Pennsylvania Department of Health due to the COVID-19 virus pandemic. North Cornwall Township residents have been notified they may listen to the meeting and participate in the Public comment portions of this meeting via conference call. Public callers will be called upon when it is appropriate to make comments or ask questions. Please refrain from speaking during the meeting and wait for Bob Gearhart to address the public by name during the Public Comment period.
3. **Approval** of the minutes from October 28th, 2020. Motion to approve minutes by Mr. Brandt with the correction of the date listed in item 2. It should state "October 28th" in lieu of "September 30th", seconded by Mr. Copenhaver. Motion passed.
4. Mr. Michael F. Lusaitis, PE from Steckbeck Engineering reviewed the Preliminary Land Development Plan for WellSpan Properties, Inc. at 155 Rocherty Road.
5. **Recommendation:** Recommend approval of variances from Section 303 (Volume Reduction Requirements) and Section 3.07.B.19 (Required Dewatering Times) as per Waiver Request letter by Steckbeck Engineering. Motion by Mr. Weidman, seconded by Mr Copenhaver. Motion Passed.
6. **Recommendation:** Recommend approval of variance from Section 501.11 (Curbing Requirements) as per Waiver Request letter by Steckbeck Engineering. Motion by Mr. Brandt, seconded by Mr. Copenhaver. Motion Passed.
7. Mr. Dellinger reviewed the Meadow Lane Farms Land Development Plan
8. **Recommendation:** Recommend approval of the variance requests 1 through 7 listed on Page 1 of the LDP with an additional condition on request 2 (relieving the requirement for a traffic study). With just cause the supervisors can request an updated traffic study during final phase approvals. Motion by Mr. Brandt, seconded by Mr. Copenhaver. Motion passed.
9. **Adjournment** – The meeting was adjourned at 8:43
10. Next Planning Commission Meeting scheduled for December 9th at 7 pm.

Respectfully submitted,

Ken Funk
Secretary