

PLANNING COMMISSION

The public meeting of the North Cornwall Township Planning Commission was held on Wednesday, December 9th, 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, Josh Weaber

Public: Per sign in sheet. (Also, Available by phone. No one called in)

Guests: Mark Desusa, Chris Dellinger, Michael Lusaitis, Mike Schwenk

1. Mr. Gearhart called the meeting to order at 7:01 with the Pledge of Allegiance to the Flag.
2. **ANNOUNCEMENT:** For the record, this December 9th, 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 November 18th, 2020. Motion to approve minutes by Mr. Brandt seconded by Mr. Weidman. Motion passed.
4. **Recommendation:** Recommend approval of the Preliminary Land Development Plan for WellSpan Properties, Inc. at 155 Rocherty Road. Motion by Paul Weidman, seconded by Jim Brandt. Motion Passed.
5. Mr. Dellinger reviewed the Meadow Lane Farms Land Development Plan per the engineer's review letter.
6. **Recommend:** Recommend approval of a waiver for the snow removal stock pile size, from section 502.1.M, to reduce the 40' x 30' requirement to 30' x 30'. Motion by Jim Brandt and seconded by Ed Copenhaver.
7. **Recommend:** Recommend approval of waivers from section 403.4.N & O, requiring complete Sewer and Water designs for phases 2, 3, and 4 with the condition that no construction will be permitted until a design is submitted and approved for all three phases on a revised preliminary or final plan. Motion by Mr. Weidman seconded by Mr. Brandt, motion approved.
8. **Recommendation:** Recommend approval of Meadow Lane Farms Preliminary Land Development Plan conditioned upon meeting all the requirements listed in the Township Engineer's review letter dated December 3, 2020 along with the waivers recommended in notes 6 & 7 above. Motion by Mr. Weidman, seconded by Mr. Copenhaver. Motion Passed.
9. Mr. Schwenk reviewed Lot 2 of the North Cornwall Commons.
10. Mr. Gearhart reviewed Garden Oaks Associates
11. **Recommendation:** Recommend approval of the Garden Oaks Associates, L.P. Minor Subdivision plan conditioned upon meeting the requirements listed in the township engineer's review letter. Motion by Mr. Weidman, seconded by Mr. Brandt. Motion Passed. Mr. Gearhart recused himself.

12. **Adjournment** – The meeting was adjourned at 8:47

13. Next Planning Commission Meeting scheduled for January 27th at 7 pm.

Respectfully submitted,

Ken Funk
Secretary