

## PLANNING COMMISSION

The public meeting of the North Cornwall Township Planning Commission was held on Wednesday, August 30<sup>th</sup>, 2023 at the North Cornwall Township Offices located at 330 South 18th Street, Lebanon, PA at 7:00 PM. In attendance were:

Commission Members:

Jim Brandt, Ken Funk, Ed Copenhaver, Bob Gearhart

Township:

Sam Abram, Justin Thompson, Tom Long

Engineer:

Steve Sherk, PE

Public: (Per sign in sheet)

Guests: Josh Weaber, PE

1. Mr. Bob Gearhart called the meeting to order at 7:01 with the Pledge of Allegiance to the Flag.
2. **Approval:** Motion to approve the minutes from July 26<sup>th</sup>, 2023 by Mr. Brandt, seconded by Mr. Copenhaver. Motion passed.
3. Josh Weaber, PE reviewed the Preliminary / Final Land Development plan for 870 Tuck Street.
4. **Recommendation:** Recommend approval of a waiver from sections 403.6B and 407.1 requiring a Water Service Feasibility Report. Motion by Mr. Brandt, seconded by Mr. Funk. Motion passed.
5. **Recommendation:** Recommend approval of a waiver from sections 403.6C and 407.2 requiring a Sewer Service Feasibility Report. Motion by Mr. Copenhaver, seconded by Mr. Brandt. Motion passed.
6. **Recommendation:** Recommend approval of a waiver from sections 403.6.D and 407.3.A requiring a Traffic Evaluation Report contingent upon a \$500 Fee in Lieu of the Traffic Study. Motion by Mr. Copenhaver, seconded by Mr. Brandt. Motion passed.
7. **Recommendation:** Recommend approval of a waiver from section 502.11 requiring curbing and allow the plan to be approved with concrete curb installed around the perimeter of the landscape islands but not the access drives. Motion by Mr. Brandt, seconded by Mr. Copenhaver. Motion passed.
8. **Recommendation:** Recommend approval of a waiver from section 502.12 requiring sidewalks and allow a deferral of the sidewalk improvement until such time the township may require them or until such time that any adjoining developed property installs sidewalks. Motion by Mr. Funk, seconded by Mr. Brandt. Motion passed.
9. **Recommendation:** Recommend approval of the Preliminary / Final Land Development plan for 870 Tuck Street contingent upon satisfying the requirements in the August 9<sup>th</sup> plan review letter from SESI Motion by Mr. Brandt, seconded by Mr. Copenhaver. Motion passed.

10. **Announced next meetings** – September 27<sup>th</sup>, 2023 at 7 pm.

11. **Adjournment** – The meeting was adjourned at 7:12 pm.

Respectfully submitted,

Ken Funk  
Secretary