

## PLANNING COMMISSION

The public meeting of the North Cornwall Township Planning Commission was held on Wednesday, January 31<sup>st</sup>, 2024, at the North Cornwall Township Offices located at 330 South 18th Street, Lebanon, PA at 7:00 PM. In attendance were:

Commission Members:

Ken Funk, Paul Weidman, Bob Gearhart, Ed Copenhaver

Township:

Justin Thompson, Tom Long

Engineer:

Steve Sherk, PE

Public: (Per sign in sheet)

Guests: Robert Hain, PLS, SEO, Chuck Strodoski, RLA

1. Mr. Bob Gearhart called the meeting to order at 7:03 with the Pledge of Allegiance to the Flag.
2. **Reorganization:** Officers nominated: Chairman – Bob Gearhart; Vice Chairman – Ed Copenhaver; Secretary – Ken Funk. Motion to approve officers by Mr. Weidman, seconded by Mr. Copenhaver. Motion passed.
3. **Approval:** Motion to approve the minutes from November 15<sup>th</sup>, 2023 by Mr. Weidman, seconded by Mr. Copenhaver. Motion passed.
4. Mr. Hain reviewed the proposed 700 E. Penn Avenue – Sketch Plan. The Planning Commission will support two items that will need zoning relief.
  - (1) 100' site triangle. The Planning Commission is in favor of a site triangle variance as long as the entrance meets PennDOT's requirements.
  - (2) Throat length of the driveway. The Planning Commission will support a throat length variance as long as the driveway is maximized to the extent that is practical for the site layout.
5. Mr. Strodoski reviewed the 2455 Chestnut Street – Lebanon Quittie Park, Land Development Plan.
6. **Recommendation:** Recommend approval for the following waivers:
  - Waiver from Section 502.5 A.2 Reconstruction of existing streets.
  - Waiver from Section 502.11 Curbing
  - Waiver from Section 503.4 B Emergency access requirements
  - Waiver from Section 510.3 B.3 Requiring street trees
  - Waiver from Section 305 Storm water rate control requirementsMotion by Mr. Copenhaver, seconded by Mr. Weidman. Motion passed.
7. **Recommendation:** Recommend a deferred waiver from section 502.12 in two parts.
  - (1) Deferred waiver for sidewalk to the east of the entrance until the rail trail is relocated to the east of Connection to the rail trail to the east.
  - (2) Deferred waiver for sidewalk to the west of the entrance until the adjacent property gets developed.Motion by Mr. Weidman seconded by Mr. Funk. Motion passed.
8. The Planning Commission is OK with the parking shown on the Lebanon Quittie Park plan.



9. **Announced next meetings** – February 28<sup>th</sup>, 2024 at 7 pm.

10. **Adjournment** – The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Ken Funk  
Secretary