

February 28 Regional Field Tour

Cornwall-Lebanon Regional Comprehensive Plan

Summary

Monday, February 28, 2011

9am at the South Lebanon Township Municipal Building

On February 28, 2011, the Steering Committee for the Cornwall-Lebanon Regional Comprehensive Plan toured the five municipalities of the region. The tour afforded the committee members an opportunity to see and learn about each other's communities, land use and zoning patterns, anticipated developments, and services offered. Several specific locations were pointed out in each municipality, as listed below.

Tour Route and Points of Interest

South Lebanon Township

1. **Iona**, where 1960s residential development centered around the school; Southgate development built in 1990s/early 2000s
2. **Agricultural lands southeast of the City**, where dairy farms predominate; in all of South Lebanon Township, 75% of township zoned agricultural with sliding scale provisions for subdivision; about 20 preserved farms, total; 90% of farms (about 5,000 acres) in Agricultural Security Areas; little to no preserved farmland in this area; preserved farms concentrated along Route 419/Schaeffer Road. SLT has never rezoned agricultural land to another zoning district.
3. **King Street**, where industrial zoning is in place with access to rail corridor; location of AES co-generation plant; generates approximately \$33,000 in municipal taxes (plus \$3300 in fire tax) a year.
4. **Avon Heights**, 120 older homes; **Avon**, another older neighborhood, location of South Lebanon Memorial Park
5. **PA National Guard Armory** underwent a large expansion last year; **PennDOT Driver's Center**
6. **Hebron/5th Ave**, a low to moderate income neighborhood of South Lebanon that qualifies for annual federal funding for community improvement (\$150K-\$200K CDBG funds); the Walnut Street Improvement Project installed new sidewalks, street lights, and banners in 2007
7. **Cedar Haven, County Jail** – South Lebanon Township is home to 25% of all non-taxable properties in the county
8. **Foxridge** development, 300 townhomes and 2 apartment complexes
9. **South Hills**, a residential area built in the 1950s and 1960s, and **South Hills Park**, a flagship community park

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10. **VA Hospital**, a destination for veterans from south eastern Pennsylvania; once a larger land owner, sold land to South Lebanon Township for park, gave land to school district for middle/high school campus
11. **R1 zoning along State Drive south to Evergreen Road**; includes **Stone House Manor** development, **Falcon Crest** development built in 2000s
12. **Lebanon Valley Business Park**, where approximately 20 sites are occupied by Quill, Ehrlich, Millprint, Kauffman's Animal Health, Seneca Foods looking to expand, VS Rubber (rubber floor mats), Regupol America, Schott Pharmaceuticals, Everlast Roofing; generates about \$66,000 in municipal taxes (plus \$12,000 in fire tax) each year; 20 more sites available; new phase on Ritter Way opened 2008, and **former Alcoa site zoned industrial** along State Drive

Cornwall Borough

13. **Agricultural zoning along Route 419 and Cornwall Road**, includes the 130 acre **Freeman Estate (and stables)**, once part of the furnace operations
14. **Alden Place**, an age-restricted Louie Hearst development on the former Percy Alden Estate; later, the Amalgamated Clothing Workers Union Center (camp); now Northgate, 62 single family homes along Route 419, and Alden Place, 521 lots (347 Single family dwellings, 62 duplexes, and 99 villas; home owned, not is lot), commercial area at the carriage house atop hill, community building, open space and rail-trail access at rear near PA Route 117
15. **Zoning includes 40% open space and historic overlay and historic buffer overlay provisions** to complement historic building patterns, materials, etc. that Cornwall is known for
16. **The Woods and Woodside at Cornwall Manor**, a two phase development; four single family and duplex neighborhoods on 109 acres in **The Woods** – The Meadows (complete), The Glen (under construction); **Woodside Apartments** (68 units) and **Community Center; Health Center** (84 bed skilled nursing facility)
17. **Minersville**, where new construction is underway under the provisions of the Borough's historic buffer overlay
18. **The Preserve at Historic Cornwall Village** (the Haines and Kibblehouse, H&K, project)
Background: H&K, intended to surface mine the stone per a 1998 agreement; H&K found it cost prohibit to clear the land for the quality of stone below. The land was more valuable for development. Cornwall was receptive to a change in plans because it's one developer who will be in charge of everything. Cornwall is negotiating with H&K to make this as feasible as possible. The land spanned 7 zoning districts including heaving industrial, which would have sent truck traffic through Miner's Village. The PRD overlay represented the potential for fewer impacts and opportunity for negotiations. **5-phase Project:** includes a 225 room hotel, 60 hotel cottages, an indoor waterpark, 590 dwelling units (438 single family homes, 56 twin lots, 63 triplet lots, 33 townhomes), office, retail, marina, and 40 percent will be open space. Estimated 15-year build-out is dependent on economy. Final plans are to be approved by phase. Economic conditions may be very different by Phase 5 start. H&K must present each phased plan to us for review and public hearing. Main roads would be borough roads

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but the interior roads would be privately owned/maintained, possibly by a homeowner's association. **Homes** are age-targeted, not age-restricted; nice homes on very small lots, not particularly attractive to large families. There will be some higher end homes. H&K did traffic studies and will have to get approval from PennDOT for entrance. A traffic signal will be warranted by Phase 2 of the development. **Tree clearing** will be selective. H&K will be dedicating 50 acres to the borough for a community park.

19. **Route 322 at Route 72 South**, where the left turn to 72 south is extremely congested at certain times of day; the intersection is planned to be signalized by a latter phase of the H&K project)

West Cornwall Township

20. **Gretna Springs Mobile Home Park** is nearly built out and will build out the R3 district, the only permitted location for mobile homes; comp plan will need to identify additional mobile home areas in West Cornwall Township or shared capacity in other municipalities; park has its own on-lot well(s) and sewage treatment plant; owner charges a private utility rate for these services
21. **Mine Road Sewer Installation**, to provide potable water to once seasonal, now yearround homes; sewerage service mandated by PA DEP in 1992, deadline for service 2002, funded by H20 state grant, currently being installed
22. **Stoeberdale Village** has 23 houses just outside Mt. Gretna.
23. Eastern Enterprises owns large tract(s) and has intent to develop; some areas of the property too steep for development and owner is interested in clustering
24. **Prime agricultural areas** in valley
25. **Industrial Zoned Land along Route 322**, home to Terre Hill Concrete Products
26. **Mumma Farm along Route 322**, zoned ag and expected to remain in ag use, and **portion of farm along Route 419, zoned R2**, which would double the size of Quentin if built
27. **Fairview Golf Course**, 180 acres zoned R1 with little expectation for development in past years; township looking for realistic zoning alternative to minimize development impacts, fi development occurs; used by locals for hiking in off season
28. **Shott farm**, also zoned as R-1. Length of the cul-de-sac will limit the amount of development that can ultimately be built there
29. **Chesterfield Estates**, developed by Chester Scholl in 1996; Scholl owns additional land east of Route 72
30. **Bridge Out/Road Closure on Zinn's Mill Road**; if re-built, Zinn's Mill would provide an alternative to Rocherty/Evergreen Road, congested by VA Hospital and CLSD campus traffic

North Cornwall Township

31. **Lebanon County Agricultural Center and Lebanon Expo Center**, in agricultural zoning district
32. Site of **Springwood Development Partners project**, proposing retail on west side of Cornwall Road and office, hotel, 160 condominiums, and rail-trail access on the east side

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33. **Tuck Business Park**, home to numerous medical offices; Cornwall and Norman Drive will eventually have a traffic signal
34. **Ben Tuck Stables**, one of two horse stable operations in this region; presents an opportunity to develop and market equestrians as visitors and future residents
35. **R2 zoned land behind Lowe's**
36. **Rocherty Road**, the dividing line between land to the north that may be developed and land to the south desired for long term farmland; of NCT's 5,000 acres of farmland, 1,600 acres has been developed; interest in protecting remaining 3,400 acres
37. **Royal Oaks Development**, 160 homes built in 1990s, and **Golf Course**; the last development in North Cornwall Township prior to sliding scale development provision
38. **Lebanon Country Club**, which is zoned R1 and would yield approximately 300 homes if developed; additional farms in this area zoned R1
39. **3-4 farms in the R-1 district**. Township is looking into Transfer of Development Rights (TDR) program so it can keep them from being converted into residential and compensate these farmers for their development rights. At this point, we're still considering how to get that done
40. **Snitz Creek Constructed Wetlands**, a PennDOT project to mitigate wetland disturbance anticipated from the construction of the Schaefferstown Bypass
41. 160 home infill development east side of 22nd Street
42. **Meadow Farms**, proposed 500 home residential development and 14 acre park to be dedicated to North Cornwall Township
43. **Dean Foods/Swiss Dairy operation**, one of few manufacturing sites in North Cornwall Township
44. **Township owned land on west side of 22nd Street**, to be developed for recreation
45. Township has developed a **trail plan** to promote alternative transportation and provide recreational amenities for the people of North Cornwall; working on interconnecting trails to connect the parks to the wetlands at Snitz Creek and other parks and destinations; would like developers to connect trails to schools, neighborhoods and businesses via land development; also working with the municipalities to the west to try and interconnect our trails with theirs to connect to the Quittie Park.
46. **Lebanon Authority Water Distribution and Wastewater Treatment Plant**, improvements to reduce nitrogen and phosphorus per DEP's Chesapeake Bay Strategy, 3 year project
47. **2009 state ruling to extend development timelines to 2013** in light of the recession has delayed development and required improvements
48. **Route 422 commercial corridor**, home to Lebanon Valley Mall; lacks pedestrian facilities; Township hopes to improve as the Route 422 Beautification Project

North Lebanon Township

49. **Union Canal Tunnel Park**, 90 acres, owned by Lebanon County Historical Society and Lebanon County Commissioners; 13.5 acre parcel north of Tunnel Hill Road; park extended to Lebanon Valley Rail-Trail

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50. **Lebanon Rails Industrial Park**, 120 acres, three parcels developed; truck access limited to Hanford Drive
51. **Pansy Hill intersection**, improved by Lebanon Rails Industrial Park and to be evaluated as additional park parcels are developed
52. **Industrial zoned land along Route 72**, includes 110 acre tract owned by Hershey Bare, which was the potential site of a 1.5Msf warehouse; deterred by economic downturn
53. **Greater Lebanon Refuse Authority landfill**; award-winning landfill and recycling drop off center; some is capped, but is not lined below; newer sections are lined. GLRA is looking at lining part of the landfill to increase capacity; recent easement expansion provided land for approximate 20 year capacity
54. **Lion's Lake Park**, a North Lebanon Township park created by residents and dedicated to the township with walking trail, pavilions, ball field, soccer field, and geese (!)
55. **Smutzy's Property**, a 288 acre private tract used for hunting; zoned agricultural with unknown soil suitability for infrastructure
56. **Homestead Acres**, a nearly built out residential development
57. **Proposed Tenaska Gas-Fired Power Plant**, anticipated to produce 950 megawatts on 50 acres of 350 acre tract spanning North Lebanon and Swatara Townships; needs water supply
58. **Township Building**, 17 acre site, and **Park** 6.8 acre addition
59. **Stoevers Dam**, a 190 acre city-owned park and nature center
60. **Briar Lake**, a 109 lot age-restricted 55+ residential development by Landmark (75 single family units, 34 townhomes) with community building and trails; private roads
61. **The Crossings at Sweetbriar**, a proposed 197 unit age-restricted 55+ residential development with community building and 2 commercial lots by Landmark; roads to be dedicated to township
62. **Seyfert Orchards**, one of the largest land owners in North Lebanon Township at over 250+ acres; the farm is preserved.
63. **Lenni Lenape Park**, 28 acre site purchased at public auction, to be developed
64. **Suzy Street Industrial Park**, where two parcels remain (one requires stream crossing for access) and **other industrial-developed sites**

Other points of interest in North Lebanon Township not seen on tour due to time constraint.

- **Eastern Corridor of Route 422**, zoned commercial.
- **Pumpkin Ridge**, a 37.23 acre property along Prescott Drive, zoned industrial with a large stone parking area; previously used as an overflow parking area for Manheim Auto Auction; now mostly used for storage of vehicles.
- **Ag Zoning** – About 45% (approx 4,760 acres) of NLT is Ag/Intensive Ag Zoned. There are additional properties that are used for farming that are not zoned agricultural.
- **In the Ag Security Area**, NLT currently has 70 properties (approximately 4060 acres).
- The NLT Board donates \$5000 every year to the Farmland Preservation Board.

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South Lebanon Township

65. **Additional R1 along PA 897** – Valley Chase, Meadows at Southfield, (total 144 units) East Evergreen Estates phases 5 and 6 (170 units)

Tour Exercise

The Steering Committee was asked to think about the region through the following questions.

1. What places/locations provide essential functions to the region?

- 422 Commercial corridor (5)
- 72 Commercial corridor (5)
- Lebanon Valley Business Park (South Lebanon Township) (3)
- Lebanon Rails Industrial Park (North Lebanon Township) (2)
- Agricultural lands (2)
- Schools
- Fire Departments
- Tuck Business Park (North Cornwall Township, South Lebanon Township)
- Lebanon Wastewater Treatment Plan
- Lebanon Valley Rails to Trails
- Snitz Creek Constructed Wetlands (North Cornwall Township)
- Alden Place
- City of Lebanon
- Expo Center
- Cornwall Road commercial (North Cornwall Township)
- Office institutional (North Cornwall Township)
- Age targeted, age restricted housing communities – no student impact to schools
- Greater Lebanon Refuse Authority
- The Preserve at Cornwall (Haines and Kibblehouse project) – should create jobs

2. What 3 places/locations would you enhance or improve, and how?

- Route 422 Corridor – Treescape, pedestrian friendly improvements
- Route 72 Corridor (2) – improve congestion
- Roads serving Cornwall area
- Avon Heights (Sewer)
- (Expand) rail trail, connect shared use paths
- Conserve historic resources in village downtowns

3. What 3 places/locations would you redevelop, why, and in what ways?

- Hebron (2) – blight concern
- Golf Courses - opportunity for intelligent open space style redevelopment
- Avon – blight concern
- Miner's Village – property maintenance issues, loss of historic appeal
- Jay Street – continue residential pattern in this area
- Route 72 Corridor

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4. List 3 road/intersection problems and locations that are important to address.

- Route 322/72 South – at certain times of day; signal to be installed per phased development of H&K (3)
- Route 72 south of Lebanon, in North Cornwall, in West Cornwall (3)
- Route 343 (7th St) and Kimmerlings Road/Kochenderfer Road (2)
- Cornwall and Evergreen Roads (2)
- Route 72/Isabel (2)
- Route 72 at Spring Hill Acres
- Route 72 and Zinn's Mill Road
- Pansy Hill
- Route 322 and Boyd Street
- 22nd and Walnut Streets
- Route 422 and Chestnut Street
- Cornwall and Rocherty Roads
- Route 72/419 (intersection improvement planned for 2012)
- 22nd and Maple Streets
- Cornwall Road and Norman Drive

5. What 3 road improvements would you propose to improve circulation?

- Re-construct Zinn's Mill Road bridge (3)
- Route 72 corridor (3) – signal timing, turning lanes, and limited access for better flow
- Route 422 corridor

6. Identify 3 desirable trail connections by their end points.

- Rail-Trail to Union Canal
- Union Canal Tunnel Park (city end) and northside
- Briar Lake development and Crossings at Sweetbriar
- Ensure future developments are walkable
- Rail-Trail to Iron Furnace
- Rail-Trail to Quentin Riding Club
- Rail-trail to Ben Tuck Stables/Farm
- Springwood project to Rail-Trail
- Tuck Business Park to Rail-Trail
- North trail connection
- Rail-Trail to northern tier
- Rail-Trail to Lebanon Valley Mall
- Rail-Trail to Ebenezer and Union Canal Elementary schools
- The conversion of any railbed is desirable but an overall countywide/regionwide plan
- Link parks together

7. Identify 3 public locations that would be improved by tree plantings.

- Lebanon Valley Industrial Park
- Interior or edge of residential developments
- 422 corridor
- Avon – treescapes such as South Lebanon Township did on Route 422 /Walnut Street
- Route 72 in Ebenezer

8. What land use assets does each municipality have?

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- SLT - Farmland, industrial land, residential, quarry, recreation, available residential zoning
- CB - Forest, adult housing, historic residential, villages, school, available land for residential growth, large areas for development
- WC - Route 322, farmland, limited commercial, residential, forest
- NC - Commercial (retail and professional office), residential, farmland, future parks
- NL - Commercial, residential, farmland, (future) power plant, landfill, major industrial area

9. What did you learn about the other municipalities in the region today?

South Lebanon Township

- Extent/Capacity of Lebanon Valley Business Park (4)
- Amount of (approximately 75%) and importance of maintaining farmland (3)
- AES Ironwood co-generation plant generates sizeable municipal tax revenue
- Interest in consolidating municipal services to one location
- Emphasis on farmland preservation

Cornwall Borough

- A lot of development plans on the horizon (2)
- Doesn't have enough recreation
- Additional commercial might limit traffic outside the borough
- No grocery store; all residents travel to North Cornwall Township for services
- Implemented well-thought out planning in working with developers
- Rail-Trail
- H&K project spans 7 zoning districts
- Bridge out closes Zinn's Mill Road

West Cornwall Township

- Potential for development of Fairview Golf Course
- Fairview Golf Course is 180 acres of R1
- Could face development pressure
- Quentin could double in size with potential development
- Smallest municipality in population, little past growth, residential forest district, some industrial development potential near Philhaven (along Route 322)

North Cornwall Township

- Springwood Development Partners project – 160 home development to connect to rail-trail, commercial development south of Tuck Business Park, projected 1000 new homes
- Route 422 Improvement (vision) study
- Planning traditional (mixed use) neighborhood development

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- Major commercial

North Lebanon Township

- Different types of development – commercial, residential, industrial
- Proposed power plant
- Route 422 business district improvement study
- Parks and Recreation
- More cut up with zoning, large land mass area, harder to zone

10. What opportunities for cooperation or partnership did you think about today?

- Anything to protect farmland, Preservation of farmland (2)
- Rail-Trail connectivity (2)
- Lands owned by Chester Scholl (that span Cornwall and North Cornwall)
- Lowest vehicle/traffic impact possible
- Industrial land use
- Meeting requirements for undesirable land uses, e.g. adult bookstores
- Streetscape projects
- Trails
- Recreation
- More uniform use of zoning
- Land use/zoning

11. What one banner achievement would best reflect this plan's ultimate success?

- Lebanon Valley Business Park
- Lebanon Rails Industrial Park
- Large amount of farmland
- Rebuild Zinn's Mill Road bridge
- Forming an alliance with neighboring municipalities for projects, such as streetscape, land use, recreation connectivity
- Evaluation of area infrastructure – water, sewer, roads – to support future, large scale development
- More uniform and enforceable zoning/land use policies
- Having more areas clustered with businesses so people would not have to travel as far for groceries, necessities, doctors, etc. along with better zoning – not so broken up