

## **B** MEETING SUMMARIES

- B1 Interview Summary
- B2 Milestone Meeting 1
- B3 Milestone Meeting 2
- B4 Joint Planning Commission Public Meeting  
followed by summaries of the Cornwall Borough Planning & Zoning Committee Public  
Meeting and South Lebanon Township Planning Commission Public Meeting
- B5 Joint Governing Body Public Hearing (pending occurrence)



## B1 INTERVIEW SUMMARY

### GENERAL / OVERVIEW QUESTIONS

#### WHAT IS ATTRACTIVE ABOUT THE QUALITY OF LIFE HERE IN THIS REGION?

- ◆ Presence and proximity to family
- ◆ Activities and things to do
- ◆ Near the City of Lebanon
- ◆ Short distance, easy travel to metropolitan areas
- ◆ Mix of urban and rural settings
- ◆ Property values
- ◆ Slower pace of life
- ◆ Safety
- ◆ Reasonable cost of living – reasonable taxes, reasonable cost of products and services

#### WHAT TRENDS HAVE YOU NOTICED IN THIS REGION IN THE PAST 5-10 YEARS?

- ◆ An aging population with concern for impact to tax base
- ◆ Increasing Hispanic population
- ◆ (Mostly) Controlled growth
- ◆ Challenge of balancing more development and keeping open space
- ◆ Some crime overflows into this region

#### WHAT OPPORTUNITIES DO YOU SEE?

- ◆ More nationally known restaurants and eateries – places prospective business executives and their families would recognize – more than pizza and Friendly's
- ◆ More terrific parks and trails

#### WHAT IS MOST IMPORTANT FOR THE MUNICIPALITIES TO ADDRESS?

- ◆ Keep a balance of urban and rural settings
- ◆ Promote common sense growth; consider benefits and impacts prior to decision-making
- ◆ Ensure adequately maintained infrastructure for next 20 years

### OPINIONS AND PERCEPTIONS ABOUT THE REGION

#### 1. The Region's population is growing and diversifying.

- ◆ A 2004 school district study projected total population growth but declining student growth.
- ◆ School district enrollments overall are slowly declining, especially on the north side, but growing on the south side.
- ◆ Older residents are the largest growing group, not young families. They are drawn by age-targeted or age-restricted housing and services catering to seniors, e.g. the VA Hospital, medical services, etc. It's

difficult to show the value of the school district (and school district taxes) to older generations of tax payers.

- ◆ The Hispanic/Latino population is increasing, especially on the north side of the City. This is evident in the numbers of students qualifying for free/reduced lunch and numbers of transient students. Fortunately, cultural conflicts are few and not severe. Hispanic businesses are growing in number, too. But this population is not represented in community-wide leadership, e.g. local government or the Chamber of Commerce, nor do they participate in volunteer community services, e.g. fire protection.
- ◆ There is somewhat of an identity issue in Lebanon County. Some consider Lebanon County “second class” to neighboring Dauphin and Lancaster Counties. We’re not second class.
- ◆ The Region needs to continue to attract young individuals and families as its workforce. Recreational opportunities for children and multi-generational families will be important. Signage and other promotion of trails is one example.

## **2. There is land ready for economic development.**

- ◆ The industrial parks have 180 acres of shovel ready industrial land. This acreage could be build out by 2020.
- ◆ There are no existing (new) industrial spec buildings and specifically no existing buildings that meet the sterile building requirements of our top 2 industrial sectors, biomedical research and production and food manufacturing.
- ◆ There is little to no professional office space available. This Region might consider something like the Eagleview Business Park in Exton as model for mixed use development. It includes single family homes, townhomes and a town center surrounded by national and international business offices. The park has been under development for about 10 years.
- ◆ Existing local industries include several international companies. The Region’s German/PA Dutch heritage and culture has provided familiar sense of community to German companies. There are additional opportunities to market international, i.e. German, companies for US-based facilities.
- ◆ Key gaps in the County’s retail market include 1) office suppliers (one supplier, Staples, makes for minimal choice and economic competition), 2) finer apparel for men and women, 3) a warehouse club like Sam’s, BJ’s or Costco, and 4) national restaurants, like Red Lobster. This is recognizable retail for prospective businesses, their employees and their families.
- ◆ Recent zoning changes in North Cornwall may deter some real estate investors.
- ◆ Manufacturers claim they can’t find qualified workers to offset retirement, much less to expand, where there is demand. The Career and Technology Center may even drop some technical programs due to lack of student interest.

## **3. Complete Multi-Modal Transportation**

- ◆ Roads, bridges, and intersections need to be maintained or improved for vehicular travelers and improved for cyclists as one of the road-based travel modes. Such improvements should include both public and private projects. Improvements warranted by private development and its impacts should address safe travel for all existing modes using the right-of-way.

# Interview Summary

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Draft December 19, 2012

- ◆ None of the municipalities in the Region have a transportation impact fee ordinance.
- ◆ Route 322 is getting busier. There are more reasons to go to Hershey and westward. Travelers need for options: more lanes, car-pooling, transit, etc.
- ◆ Busy corridors and corridors planned for future development need access management to keep the traffic moving safely. Corridors also need interconnections.
- ◆ The LEBCO MPO is trying to facilitate good development and fair distribution of improvement costs. The process is new and still unfolding. The MPO can be a planning partner, a funding partner and a source of training.
- ◆ There is a need for shared-road education for all travelers to improve safe travel distance between vehicles and cyclists.
- ◆ Road shoulders protect road longevity and serve cyclists and farmers (and their equipment).
- ◆ School district bus routing travels through the City. It seems inefficient to travel through without picking up students. It is also challenged by at-grade railroad crossings. The 9<sup>th</sup> and 10<sup>th</sup> Street Bridges (under construction) should improve circulation.
- ◆ Private roads are a challenge to school district transportation. These roads are not built or maintained as well as township roads and result in limitations on bus routing and bus stop locations.

## 4. Changes in Stormwater Regulations

- ◆ Municipalities, their stormwater systems, and their regulations for development need to be compliant with Pennsylvania's Chesapeake Bay Strategy and total maximum daily loads (TMDLs) of pollutants discharged or otherwise entering the Swatara Creek and the Quittapahilla Creek.
- ◆ Municipalities can work together to share the cost of compliance. The Lebanon County Clean Water Alliance is emerging as a multi-municipal partnership to share efforts in best practices.

## 5. The Significance of Agriculture

- ◆ Agriculture has been an economic stabilizer throughout the recent recession. Food production remains in demand under varying economic conditions.
- ◆ Farming is an industry. It needs all aspects its infrastructure to make it viable: farms (land), farmers (workers), feeds, seeds and fuels (supplies), good roads and reasonable distances to markets and processing plants (access to consumers).
- ◆ "Local" suppliers are located in Lebanon, Lancaster, and Berks Counties, and serve a much wider market of farmers.
- ◆ Farms are largely producers or growers selling to food processors/retailers. Very few offer direct sales to consumers
- ◆ Land use and tax rates, both under municipal control or influence, affect agriculture. Agriculture provides important open space for groundwater recharge. Community leaders need to understand and promote citizen understanding of agriculture as an essential land use, industry, and community neighbor.
- ◆ There has been some planning and progress in promoting agriculture locally:
  - ◇ Potential reconstruction of the Krall Barn at the Union Canal Tunnel Park
  - ◇ The Agrarian Country, to be developed by Dr. Barr in northern Lebanon County

- ◇ The Amish Market initiative by LVEDC

- ◆ Farming may need to change to survive in Lebanon County. It will need to change to survive. Any industry does. Changes could occur in production types (fuel/production to organic) or market types (wholesale to retail), or in other ways. Regulations need to allow industry change.

## 6. Farmland Protection

- ◆ The naturally productive land, where no irrigation is needed, and no crop insurance is needed, is worth protecting.
  - ◇ There are Agricultural Security Areas (ASAs) in all 5 municipalities. A Save Our Soils (SOS) group working to increase enrollment in Agricultural Security Areas in South Lebanon and Heidelberg Townships.
  - ◇ Both the county and the municipalities have tools for farmland protection. Zoning is a municipal (borough and township) tool. There are few reasonable exceptions to farmland protection. Most uses are flexible in location, but some are not. Electric generation needs to locate on its “grid”, and agriculture needs to locate on quality soils.
  - ◇ Transfer of Development Rights (TDR) is another municipal tool, but has not been used in this Region.
  - ◇ Farmland preservation is a county tool (it also accepts municipal contributions).

## 7. Other Land Conservation

- ◆ The Lebanon Valley Conservancy has designated six priority areas, including Union Canal and South Mountain/Cornwall Highlands. It also supports the Middle Creek Initiative. There are some properties of interest in the Region.
  - ◇ The South Mountain/Cornwall Highlands is part of the larger Pennsylvania Highlands, a large forested ecosystem. Forestry as a land use and an industry in this mountainous area are undervalued. Production (from sprout to harvest) is too slow to be recognized by the average citizen. Subdivision activity divides parcels and increases land owners and land management objectives. Resource managers have spoken out about the ecological functions of forests and the value and impacts of development but the public, as a whole, is unmoved and does not advocate for forest conservation.
  - ◇ The Middle Creek Initiative is centered on farmland (in Heidelberg Township and extending into South Lebanon) as the migratory feeding grounds of the tundra swans. The tundra swans also rest upon the waters of the open pit in Cornwall.

## 8. Tourism Initiatives and Opportunity

- ◆ Hershey (trolley tour) attracts 6 million visitors annually. If just 5% spent time in Lebanon County, that would be 300,000 visitors and their spending. Tourism committee at the Tourism Promotion Agency is looking at signage from the 322 corridor to Lebanon attractions and a theme to market the 422 corridor, Palmyra-Annville-Lebanon.
- ◆ Like other food producers in the snack capital region (south central PA), Lebanon County food producers could offer factory tours.

# Interview Summary

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Draft December 19, 2012

- ◆ The Lebanon County Heritage Trail, a project of the Lebanon Valley Conservancy, aims to increase heritage tourism, strengthen the county tourism economy, and promote historic preservation and stewardship. Cornwall is only village in the Region planned for a walking tour brochure.
- ◆ Equestrian tourism. There is a cluster of equestrian attractions in the Region: Two active stables – Quentin Riding Club and Ben Tuck Stables; and the Lebanon Valley Rail Trail. There is a current gap in the promotion of equestrian activities as a recreational activity/amenity or a business opportunity.
- ◆ Bicycle Tourism. Regional roads are already used by professional bicycle touring companies. Designation as a Bicycle Friendly Community, by the League of American Bicyclists, requires basic infrastructure and public education and creates a promotable destination for visitors.

## 9. Parks and Trails

- ◆ There are several parks in the Region: 1 county park (Union Canal Tunnel Park), 3 community parks, 1 neighborhood park, 2 mini-parks, and handful of private ballfields and school sites with some public access. There is 1 future park (Lenni Lenape) under development. A local nature park (Stoevers Dam) is owned by City of Lebanon. There is no shared use arrangement.
- ◆ There are not enough ballfields in North Lebanon, where there are relatively more leagues.
- ◆ Interest in general recreation programs for children and youth is limited.
- ◆ Municipalities have varied levels of recreational interest and priorities:
  - ◇ North Lebanon – new park
  - ◇ North Cornwall, South Lebanon – trails
  - ◇ Cornwall and West Cornwall – no active facility planning or development
- ◆ The LEBCO MPO is interested in funding trails. The Lebanon Valley Rail Trail has been funded because it has been well-organized. Other trails are and will be considered.
- ◆ Trails are criticized for two points:
  - ◇ Are they recreation or transportation? The LVRT is primarily a recreation trail. Its use for transportation is limited by rules and regulations (dawn to dusk) and seasonal maintenance (no snow clearing).
  - ◇ Are they safe? Safety is difficult to patrol from adjacent areas (by police or community), especially when views are obscured by crops or trees. Trails need to be accessible to emergency responders. Access points need to be located at reasonable distances along the trail. Vehicular barriers need to be movable. Police fear the worst case scenario of personal harm; too many lone trail users

## 10. Police Service

- ◆ Calls for service are more concentrated in urban areas and at schools.
- ◆ Some calls are too late help. Some say they “didn’t want to bother the police.”
- ◆ Theft and property crime appear to increase with a growing population. Alarm systems are a deterrent to thieves.
- ◆ Staffing is a challenge.

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Draft December 19, 2012

- ◆ Police powers are limited by municipality. Additional enforcement could occur if officers were authorized to enforce state law, e.g. speed limits, in adjacent municipalities.
- ◆ South Lebanon Police Department has outgrown available space. A building expansion project is planned and under construction as of April 2012.
- ◆ Both emergency responder frequencies are occasionally in use, making communications difficult.

## 11. Volunteer Fire Companies

- ◆ Companies work well together on the scene of an emergency and are somewhat rivals otherwise.
- ◆ Motor vehicle accidents are more common than fires these days. There are only 2-3 notable fires each year.
- ◆ Fires in new buildings are harder to fight. Design and construction characteristics affect fires. Roof design/heights require tower/ladder trucks and cathedral ceilings make for hotter fires. Fires in older homes are more predictable.
- ◆ Property maintenance (or lack thereof, inside and outside) also affects fire.
- ◆ Fewer volunteers are available weekdays, and even on Saturdays. Time required for training (188 hours) is a hindrance to recruitment and retention. Reimbursement for personal vehicle use for public service (\$0.14) doesn't compare with business rate (\$0.51). Employers are less flexible than they used to be about leaving work for public services.
- ◆ Residents in general don't understand the cost of fire protection – the training and equipment per person is easily \$10,000.
- ◆ Fire companies foresee necessary consolidation and partial paid staff in future. Consolidation could reduce paperwork. Two companies have looked into it, but couldn't meet the response times needed. The companies have no timeline.
- ◆ Firehouses made available to the community and private business (catering) for revenue.

## 12. Municipal Cooperation

- ◆ Cooperation has occurred and should increase to address larger expenses, e.g. specialized equipment, and larger geography, e.g. transportation corridors, water/sewer infrastructure network, and development/conservation balance. Cooperation should extend beyond the region. The City of Lebanon is vitally important to all municipalities in the county.

## 13. Cornwall-Lebanon School District

- ◆ The school district promotes recreation participation for all abilities. It shows no preference for elite skill sports leagues.
- ◆ The school district is interested in knowing about larger and higher density developments; ensuring proper traffic studies, e.g. timing during school year and school traffic peaks

## SUGGESTIONS FOR THE PLAN

1. Explore new planning techniques and Better Models for Development.
  - ◆ Reference PA DCNR publication in plan
  - ◆ Compare to Lebanon County Principles for Growth and Conservation



# Interview Summary

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- ◆ Emphasize land use/development for multiple modes of travel
  - ◆ Reward/incentivize green techniques
  - ◆ Restore tree canopy
  - ◆ Explore use of Transfer of Development Rights program
  - ◆ Creative sources of revenue, e.g. facilities/services that serve communities beyond the region, challenge grants
2. Be consistent with county plan regarding natural resources, agriculture, and partnerships
  3. Recognize the opportunity to manage the cost of government (paid for with citizen taxes) through land use policy.
  4. Ask then listen to the public.
  5. Look for projects that can be phased, using different funding sources.



# Public Meeting #1 – Summary

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Draft December 19, 2012

## **B2** MILESTONE MEETING # 1

JUNE 16, 2011

**Attendees:** 31, including 19 citizens from Cornwall Borough, North Lebanon Township, South Lebanon Township, and West Cornwall Township, and 12 Steering Committee members/participants

**Source of Meeting Notice:** about 6 read about the meeting in the Lebanon Daily News (6/1/11 article or 6/13/11 legal ad), 3 were previously interviewed for the project and invited by email

**35 minute PowerPoint presentation by Project Manager, Michelle Brummer**

**50 minute Discussion of Public Comments**

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**1. What are the essential qualities of this region that should not change?**

- The character of the region, e.g., what development looks like and how it “fits” with existing communities. Quentin is an example of a community with distinct character.
- The quality of life that many of us have come to expect.
- Intimate neighborhoods that nurture human relationships and families. A lot or two should be kept open for pick-up baseball or football games.
- No net loss of agricultural lands. It’s our strong steady leading business. We need to protect it. Communities that protect their agriculture have lower unemployment and better quality of life.

**2. What issues and opportunities affect you today?**

**3. What might affect you in the future?**

- Not enough has been done to preserve the character...there should be design guidelines, etc. The contemporary landscape should not give the region a sense of “placelessness” or “anywhere USA”. We have the opportunity to be as uniquely beautiful as Wellsboro.
- Re-zonings and the exceptions to land use policy. It seems all re-zonings are approved.
- Great way of life. Traffic congestion is bearable. Everything we need is right here with few exceptions.
- Road congestion is not good. There should be opportunities areas are developed to encourage commuting, mass transit, visioning for passenger rail.
- Water extraction to the point of a lack of water. This will crush a community. The Susquehanna River is now tapped for gas development. Tenaska needs water. People need water. Agriculture needs water. Utica shale drilling may come and pipelines are almost guaranteed.

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Draft December 19, 2012

- Fragmentation of farmland and forest land and associated impacts on land use and transportation, e.g. farther distance, more vehicles on the roads, to daily shopping, employment, and recreation destinations.
- Why develop here, where there is good farmland, when other lands are vacant and non-productive, e.g. northern Pennsylvania, and development there could spark and support their local economies? State planning law currently requires all municipalities, individually or in partnership, to permit all uses; state law does not allow municipalities to stop or place a moratorium on development.

## 4. What do you think the plan should address?

- Focus development to most appropriate areas; respect views of residents.
- Improved traveler behavior. Respect for all travelers, esp. obeying speed limits.
- Improved access to Lebanon Valley Rail Trail for equestrians, stables, and other trail users
- Potential for future mixed-use development in the region as it relates to reducing travel demand on roadways
- Access management; fewer points of access and interconnectivity between adjoining developments, e.g. along PA 72 and other corridors
- Clear internal circulation patterns and entrance/exit locations
- Reasonable parking lot standards. There is too much parking at some retailers. Seems designed for the worst case scenario that we have never seen – a “100-year parking lot”.
- “Complete Streets” – accommodate all modes of transportation and all users; some corridors are constrained by right-of-way limits and existing (sometimes historic structures)
- The lack of good employment (family sustaining) opportunities in the area. Tailor our needs to what is available in the area. Use of schools for job-training and career development toward locally available employment.
- Market available rail freight service.
- Expanded employment would help attract larger restaurant chains, currently missing from the area.
- Long term impacts of age-restricted/age-targeted communities; will there be sustainable demand for age-based neighborhoods? If not, what happens to them?
- Individual municipal solutions for individual problems provides accountability to tax payers
- Cooperation among municipalities on common problems provides effective services at cost savings for tax payers
- Should we consider a large indoor/outdoor recreation center like Lititz Borough, Ephrata Borough, and New Holland Borough have? Or should residents travel to Hershey or Campbelltown for these types of facilities?
- Development that requires existing residents to hook-up to public water and public sewer or that impacts the quality of existing well water
- Alternative stormwater management...be it pervious surfaces, green roofs, wet ponds, stormwater basins with natural areas and tree canopy, or multi-use areas for recreation fields.

# Public Meeting #1 – Summary

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- Encourage participation in the Lebanon Clean Water Alliance to creatively address growing stormwater challenges.
- When the character of a neighborhood is changed by preservation, the zoning should be changed to agriculture or conservation.
- Industrial grade buildings for industry or “temporary quality” buildings, storage units, and parking lots should be buffered or screened with vegetation, etc.
- Walkable communities and passive parks. Get us up to the level of recreation acres per capita as identified in the county comprehensive plan.
- Buffers between non-compatible uses like farming and residential.
- Augment the Route 419 Cornwall-Lebanon Scenic Byway
- Attention to streetscapes. Needs wide tree lawns (between street and sidewalk) and approved list of street tree species.
- Encourage community recreation partnerships to partner with the Lebanon County Conservation District
- South Lebanon and West Cornwall should recognize and implement conservation planning consistent with the National Highlands Coalition. Encourage and promote our wildlife assets like the regal fritillary butterfly, bog turtle, and tundra swan instead of treating them like regulatory pariahs.



# Public Meeting #2 – Summary

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Draft December 19, 2012

**B3**

## MILESTONE MEETING # 2

**FEBRUARY 16, 2012**

**Meeting Date/Location:** February, 16, 2012 6pm-8:30pm at the South Lebanon Elementary School Large Group Instruction Room

**Attendees:** 68 signed-in, 75+ in attendance

### **Meeting Notice:**

- 2/9/2012 Legal Ad in the Lebanon Daily News
- 2/13/2012 general ad in the Lebanon Daily News
- meeting flyer distributed to
  - municipalities for posting on municipal websites
  - persons interviewed for the project, and
  - Steering Committee members for further distribution.

### **PowerPoint presentation by Project Manager, Michelle Brummer, Gannett Fleming, Inc.**

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After a welcome and an overview of the planning effort to date, including the availability of information on the project website, [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com), Michelle reviewed the issues presented in Public Meeting #1, held June 16, 2011, then turned to the 12 goals and multiple recommendations prepared for the regional comprehensive plan. The presentation is included at the end of this summary. She then asked the audience what, if any, concerns had been missed or if any of the items needed additional consideration.

### **Summary of Question and Comment Discussion**

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#### **5. Who is the planning effort for, how is it funded, and how was Gannett Fleming selected?**

The Cornwall-Lebanon Regional Comprehensive Plan is a multi-municipal plan for Cornwall Borough, and North Cornwall, North Lebanon, South Lebanon, and West Cornwall Townships. The municipalities have been discussing their interest in regional planning since 2008. They agreed to work on a regional comprehensive plan. In 2010, they solicited proposals for consultant services for the plan. Gannett Fleming submitted a proposal for \$75,000 in services, was interviewed and was selected for the project. The municipalities applied for a grant from the Lebanon County Comprehensive Plan Implementation Fund, established by the County Commissioners, and received \$37,500. They agreed to pay the balance of the contract with municipal contributions based on the regional population distribution.

#### **6. How is the plan coordinated with the Lebanon County Comprehensive Plan?**

The County plan recommended multi-municipal planning regions, specifically school districts, for municipal comprehensive plans and other community planning efforts. The County Planning Department offered to facilitate discussions among municipalities, which was how this group of municipalities came

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together. The Planning Department is represented on the Steering Committee. The assistant director and/or the senior planner attend Committee meetings, and two transportation planners have attended meetings focused on transportation.

7. **Residents of the Mt. Gretna area (residents of Mt. Gretna Borough and South Londonderry and West Cornwall Townships) have been observing the planning process. Some would like to see language in the goals, objectives and recommendations for the protection of forest land, and preservation of the natural and historic qualities of the Mt. Gretna area.** Michelle indicated that she would discuss the concern for greater specificity for protection of these resources with the Steering Committee at its next meeting.
8. **The Lebanon Valley Chamber of Commerce made a statement supporting regional planning and land use cooperation. The Chamber is reviewing the recommendations and will submit comments to the committee soon. Please summarize how the plan addresses economic development and its relationship to the Chamber, the Economic Development Corporation (EDC), and the Tourism Promotion Agency.** The plan outlines the municipal role for economic development in terms of land use policy, infrastructure, and services. It recommends coordination with the Chamber and the EDC on marketing available business and industry sites and addressing feedback from prospective businesses that choose to locate elsewhere. The plan also recommends that this region begin a heritage tourism strategy. The Lebanon County Heritage Trail, promoted by the Lebanon Valley Conservancy, is just one piece of a heritage tourism package. Municipalities, the Conservancy, and the Tourism Agency should work together on directions for heritage tourism, perhaps beginning in this region.
9. **The Lebanon County Comprehensive Plan stated that there is sufficient, even excess capacity for residential development in the county. Is this true for the Cornwall-Lebanon region? Why are areas for higher density development proposed?** The county plan did make that statement for the county as a whole. Some areas of the county have seen more development approvals than others since that analysis. While there is still capacity for the 10-year population projection and associated residential use/housing in this region, built-out of the current zoning footprint for intensive uses is approaching, as shown on the Developed vs. Zoned map. Some areas of current commercial and higher density zoning cannot be filled in. At the same time, the committee asked us to identify opportunities for new types of development, including traditional neighborhood development, where residences are placed on smaller lots and co-located with small-scale commercial services within a walkable, bikable distance. A few of these developments have been completed in Lancaster and York Counties. Committee members have said that these developments offer a contemporary type of housing that is not available in this region. These developments will require regulations that permit higher densities.
10. **A resident requested that soils, specifically agricultural soils, receive more detailed attention in the plan to acknowledge the significant quantity and quality of soils in this region for food production. Soil data should provide the foundation for infrastructure service area decisions, and then support land use and development locations.** Michelle stated that the plan references the county comprehensive plan where soils are detailed and mapped. Prime farmland soils are concentrated between Route 422 and



## Public Meeting #2 – Summary

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South Mountain, and in portions of North Lebanon Township, interspersed with other productive soils. She added that the Committee has expressed a desire to protect farmland as much as possible.

11. **Land owned by Tenaska for a future natural gas-fired power plant is shown on several maps. Does its appearance in the plan mean it is recommended for development?** There are several properties shown as “Pre-market Development Projects” on the Future Land Use Discussion map and other maps. These are development projects that have been approved (some under construction), are in the plan review process, or have been presented informally and discussed with the municipal officials and staff. The consultant requested this information from the municipalities as a measure of development pressures, namely the quantity and types of development anticipated and proposed in the region. Most of these projects have been approved for construction. A few, like the Tenaska power plant, would require a rezoning. The appearance of these projects in the plan is not a recommendation for them. It is merely meant to capture the fact that this development has been discussed and is possible. The boundary of the Tenaska property was recently expanded on the Plan’s map to accurately portray land ownership. The property occupies a significant portion of North Lebanon Township’s intensive agricultural district, which may be further evaluated.
12. **Has there been outreach to the landowners who would be affected by the identified rezoning recommendations?** To this point, no, there has not been outreach. At least one property owner has attended a few committee meetings and expressed his desire for his land not to be rezoned. The plan will direct municipalities to outreach to affected property owners to evaluate the landowners’ interests prior to taking any action.
13. **Is there interest in this region for establishing a transfer of development rights program?** North Cornwall Township is the only municipality that has asked about a transfer of development rights program.
14. **Can we maintain our rural character without changing the zoning?** Current rural character is not likely in jeopardy in the next 10 years. However, once the areas currently designated for development are filled, new opportunities for development will need to be considered to avoid the possibility of legal challenge. Choices will include 1) zone additional rural lands for more intensive development (build out), and 2) zone developed areas for more intensive redevelopment (build infill and build up).
15. **Is power supply addressed in the plan? Power outages after storms last year increased damages and prolonged recovery.** The availability and reliability of electricity have not been part of the planning discussions.
16. **Would redevelopment of the Bethlehem Steel property as apartment buildings along a future passenger rail line solve our growth, transportation and environmental protection problems?** This comment was admittedly offered in both jest and truth. Yes, some residential growth could be accommodated by redevelopment of properties either along the rail line (for future passenger rail service) or in the City of Lebanon and adjacent areas that are readily served by transit, which would expand

# Appendix B3

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housing and transportation choices and perhaps reduce development pressure on rural lands. If the City of Lebanon is a partner in a future regional comprehensive plan, planning outline how and where such redevelopment could occur and how much development (people or commercial/industrial square footage) it could accommodate.

## Next Steps and Closing

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After discussion, Michelle closed the meeting by outlining the remaining steps of plan preparation and the public review and municipal adoption schedule.

- Spring 2012 – Compile the draft plan from previous meeting handouts and discussions. The Steering Committee will meet April 5<sup>th</sup> to discuss the draft. (The March 1<sup>st</sup> meeting was cancelled to provide additional time for committee review.) Additional meetings will be scheduled as needed. Once the committee is satisfied with the draft plan, they will pass the plan to the municipal planning commissions for their review.
- Late Spring/Early Summer 2012
  - Joint Planning Commission Public Meeting, a required meeting with 2 advance meeting notices. The planning commissions will hear public comments, determine if revisions are needed, and once satisfied, will authorize distribution of the draft plan for “public review.”
  - 45-day Public Review period, a required period time for the county, adjacent municipalities, the school district and the general public to review the draft plan. The plan will be available in each municipal building and on the project website.
  - Joint Council/Board of Supervisors Public Hearing, a required hearing with 2 advance meeting notices. The governing bodies will hear public comments on the plan. They will determine if revisions are needed.
  - Municipal Adoption - Once satisfied, either at the public hearing or at a subsequent meeting, the governing bodies will adopt the plan by resolution.

For more information,

- Contact your Steering Committee representative
- Contact Michelle Brummer, Project Manager at 800-233-1055 ext 2177 or [mbrummer@gfnet.com](mailto:mbrummer@gfnet.com)
- Visit [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com)

Michelle thanked the audience for their attendance and closed the meeting at 8:15pm.

# Joint Planning Commission Public Meeting

Draft December 19, 2012

**B4**

## JOINT PLANNING COMMISSION PUBLIC MEETING SUMMARY

Thursday, October 4, 2012

6pm at South Lebanon Elementary School

*Advertised on Friday, September 21, 2012 and Thursday, September 27, 2012 in the Lebanon Daily News*

### Attendance

#### Municipal Planning Commissions

<b>Cornwall Borough</b>	✓ Robert Simmermon Jeff Snyder Raymond Fratini Jim Williams John Karinch	<b>North Lebanon Twp</b>	✓ Charles (Chuck) Allwein ✓ A. Bruce Sattazahn ✓ William Smeltzer ✓ William Tice Darlene Martin
<b>North Cornwall Twp</b>	✓ Robert (Bob) Gearhart ✓ Ralph Heister ✓ Heidi Bingeman ✓ Jennifer Eirich ✓ Ellie Salahub Harold Kreider Edward Copenhaver	<b>South Lebanon Twp</b>	✓ Thomas Hain ✓ Charles Malstrom Kenneth Spatz Steven Wenger Jonathan (Jon) Beers
		<b>West Cornwall Twp</b>	✓ Ben Wiley ✓ Dewey Yoder ✓ Ray Dorsch ✓ Tom Shirk

#### Consultants

✓ Michelle Brummer	Project Manager, Gannett Fleming	✓ Brian Funkhouser	Gannett Fleming
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#### Steering Committee Members (who are not Planning Commission Members)

✓ Robert (Rob) Koehler	Councilman, Cornwall Borough	✓ Curtis (Curt) Kulp	Manager, South Lebanon Twp
✓ Joe Lescisko	Planning Commission And Zoning, Cornwall Borough	David Eggert	Supervisor, South Lebanon Twp
✓ Robin Getz	Manager, North Cornwall Twp	✓ Frank Dombrowski	Supervisor, West Cornwall Twp
✓ Kip Kelly	Supervisor, North Cornwall Twp	✓ Jeff Steckbeck	Municipal Engineer, Cornwall Borough, West Cornwall Twp
✓ Cheri Grumbine	Manager, North Lebanon Twp	✓ Bob Sentz	Lebanon County Planning
✓ Dawn Hawkins	Former Supervisor, North Lebanon Twp	✓ Julie Cheney	Lebanon County Planning
		✓ Kurt Phillips	Cedar Crest School District

#### Public Attendees

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✓ Sheila Wartluft	North Lebanon Twp Asst Mgr	✓ Larry Bowman	Lebanon Valley Chamber of Commerce
✓ Earl Roberts	North Lebanon Twp resident	✓ Russ Gibble	West Cornwall Twp
✓ Pam Bishop	West Cornwall Twp resident	✓ Doug Lorenzen	West Cornwall Twp resident
Others did not sign-in		✓ Susan Wentzel	Cornwall Historical Alliance

## Meeting Summary

### 1. Call to Order and Roll Call

Bob Gearhart of North Cornwall Township called the meeting to order. He asked all to stand to pledge allegiance to the US flag. He asked for a role call from each of the planning commissions. He then turned the meeting over to Michelle Brummer, Project Manager.

### 2. Overview of the Draft Regional Comprehensive Plan

Michelle Brummer, AICP, Gannett Fleming thanked everyone for attending the public meeting. She noted that the draft Regional Comprehensive Plan was prepared as comprehensive plan for policy document for the five participating municipalities. Then plan focuses on opportunities for cooperation among the municipalities. She added that this public meeting was being held jointly among the municipal planning commission as required by the state planning law, the Pennsylvania Municipalities Planning Code. The meeting would include discussion among the planning commissions, opportunity for additional public comment, and potentially a motion to forward the draft plan to the governing bodies for consideration and to the public and specified public entities for their review. Since the planning commissions of Cornwall Borough and South Lebanon Township did not have a quorum, the y were asked to participate in discussion and would need to hold their own public meetings to comply with the review and adoption requirements.

She asked the planning commission members to join the audience for a brief presentation, which is available on the project website, [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com).

### 3. Planning Commission Discussion

Michelle stated that she had received public comments since the Steering Committee's approval of the draft Regional Comprehensive Plan at its May 5, 2012 meeting. These would be discussed shortly. She asked if any of the planning commissions would like to make comments on the draft plan for joint discussion, since this was the first meeting of all planning commission members in the region.

Cornwall Borough – no comments

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North Cornwall Township – Bob Gearhart stated that the planning commission was generally satisfied with the draft plan but had a few concerns; Michelle had, in fact, learned of the comments earlier in the day and prepared a handout reflecting these comments for discussion. **See Table 1 on page 7** for this table and planning commission discussion of the items therein.

North Lebanon Township – no comments

South Lebanon Township – no comments

West Cornwall Township – no comments

## 4. Public Comment

### *Comments sent to Michelle Brummer, Project Manager – Page 2*

Michelle stated that she had prepared a summary table of the public comments sent to her. Copies of the summary were distributed to the planning commission members at the beginning of the meeting; some members had received a draft version earlier in the week. This summary numbered and summarized the comments, noted the source and date, and indicated Michelle's suggested action: comment only or question answered by Michelle via correspondence (for which no response or action is needed); accept the comment and revise the draft plan; or discuss. She noted that comments could be deferred to the governing bodies for final decision, if agreement was not reached by the planning commission members. **See Table 2 on page 9** for the same summary of public comments table; *planning commission discussion and consensus is noted and italicized therein.*

Michelle asked the planning commission members to review the items suggested as "Accept and revise plan" and decide if any discussion was needed. After several moments for review, all items shown as "Accept and revise plan" were approved with minor edits by the planning commissions.

Michelle then moved to an itemized discussion of the items listed as "Discuss".

### *Comments from the audience*

Doug Lorenzen, a resident of West Cornwall Township, indicated that Marla Pitt, presidents of Preserve Mount Gretna, was not able to attend. As a Board member, Doug cited Dwight Yoder's September 2011 letter and suggested three revisions:

- a. Define Conservation by Design, since this development technique is essentially unknown this region.

Michelle briefly summarized the technique, noting that further description is listed in the county comprehensive plan. One of the planning commission members noted that the text below Recommendation 3 briefly explains the technique.

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- b. Remove Conservation by Design from Recommendation 3, which states:  
“Enact Conservation by Design provisions in zoning and subdivision and land development ordinances to protect natural resources.”  
Discussion indicated that to remove Conservation by Design from the recommendation would be the same as eliminating the recommendation, which was not supported.
- c. Add woodland to Recommendation 4, which states:  
“Support farmland conservation efforts (agricultural security areas) and preservation efforts (easements).”  
This idea was supported by the discussion.

Michelle summarized the comment, as shown in **Table 3**, for planning commission agreement or opposition. Comments made by planning commission members from Cornwall and South Lebanon reflect only the opinion of persons present. Agreement from the full planning commission will be sought at each municipal planning commission public meeting.

**Table 3. Comments from North Cornwall Township**

	a. Define Conservation by Design in the plan	b. Keep Recommendation 3 (No change)	c. Amend Recommendation 4 with “and woodlands and forest”
Cornwall Borough (comment only)	Agree	Agree	Agree
North Cornwall Twp	Agree	Agree	Agree
North Lebanon Twp	Agree	Agree	Agree
South Lebanon Twp (comment only)	Agree	Agree	Agree
West Cornwall Twp	Agree	Agree	Agree

Pam Bishop, a resident of West Cornwall Township, acknowledged the regional planning effort and thanked the municipalities for their regional thinking and planning.

## 5. Specified Revisions to the draft Regional Comprehensive Plan

Michelle stated several technical, non-policy revisions requested by the municipalities since the May 5, 2012 Steering Committee approval of the draft plan:

- a. Page numbering – Chapter 1, Plan Purpose and Preparation begins on page 1 (not 5), which will affect page numbering of the revised draft and final plans
- b. Data corrections to text and tables regarding North Lebanon Township public service staff and volunteers, at the request of NLT Manager, Cheri Grumbine

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- c. Zoning update for an April 2012 approved rezoning of 12.9 acres from Ag to C2A in North Lebanon Township per NLT Manager, Cheri Grumbine; updates to Chapter 5 Land Use and Maps 7-11 and Map 14; pending as of October 2, 2012; completed October 5, 2012
- d. Floodplain discrepancy for North Lebanon Township per NLT Manager, Cheri Grumbine; verification/revision to Map 1 Water Resources; pending as of October 2, 2012; completed October 5, 2012
- e. Addition of the Lebanon County Heritage Trail to the Specialized Transportation Routes map; pending as of October 2, 2012; completed October 5, 2012
- f. Additional photographs are needed in several places throughout the document.

The North Cornwall Township Planning Commission stated that it would like the wastewater treatment plan changed from “high density residential” to “industrial” on the future land use map. Michelle suggested that an “institutional” use designation would be more appropriate for this public, not private, facility. However, since the institutional use categories already defined for the future land use map were specific to combinations with residential uses and with office uses, she agreed that “industrial” would be suitable.

**6. Motion to approve the draft Regional Comprehensive Plan, after any specified revisions have been made,...**

**a. for public review**

- i. to be available on the project website, [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com)
- ii. to be available at the municipal offices of the participating municipalities
- iii. for letters to be sent to the adjacent municipalities, the school district and the county planning department, requesting plan review from the project website

**b. to forward the draft Regional Comprehensive Plan to the respective governing bodies**

The West Cornwall Township Planning Commission made a motion to accept the draft Cornwall-Lebanon Regional Comprehensive Plan, as amended by specified revisions made at the public meeting, and to forward the draft plan to the governing bodies for their consideration and to the public and public entities, as required, for review and comment.

The North Lebanon Township Planning Commission agreed. The North Cornwall Township Planning Commission agreed.

The Cornwall Borough Planning and Zoning Commission and the South Lebanon Township Planning Commission will hold future meetings to vote on the draft plan, as amended.

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Michelle will await these meetings and decisions before distributing and posting the revised draft plan.

## **7. Final Steps in Review and Adoption**

Michelle recapped the upcoming steps of the review and adoption process, as specified by the Pennsylvania Municipalities Planning Code.

- 45 day Public Review for public, county, adjacent municipalities, and school district with distribution as described under item 6 above.
- Joint Governing Body Public Hearing and Adoption – TBD; likely in January 2013

## **8. Closing**

Bob Gearhart asked for a motion to adjourn the meeting. Chuck Allwein made the motion to adjourn. The motion was seconded by West Cornwall Township.

*Subsequent to the meeting, Ellie Salahub submitted a written statement and asked that it be made part of the project record. See attached page at end.*



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Table 1. Comments from North Cornwall Township

From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response Provided # / Suggested Action followed by summary of municipal comment and consensus
North Cornwall Township Planning Commission October 4, 2012	<p>44. Under 4 Goals &amp; Objectives. Land Use &amp; Dev. Goal1. Obj. B. - <b>Change wording</b> to "Discourage development in the Planned Conservation Area."</p> <p>45. <b>Add bullet point:</b> Utilize conservation by design principles in portions of planned conservation areas where development is currently allowed.</p>	<p><b>44. and 45. Discuss</b></p> <p><i>Bob Gearhart stated the suggested rewording and added that "we know some development will occur but we don't want to encourage development there."</i></p> <p><b>Cornwall Borough (CB):</b> How would you discourage development?</p> <p><b>North Lebanon Township (NLT):</b> We agree with the concept but how would you discourage development?</p> <p><b>South Lebanon Township (SLT):</b> no comment</p> <p><b>West Cornwall Township (WCT):</b> no comment</p> <p><b>Conclusion:</b> No consensus; deferred</p>
	<p>46. Under Infrastructure Plan. B Maintain or improve water quality. Rec59 - <b>Remove</b> "when and where required by state &amp; federal law" because this statement reduces the intent of the goal to "Maintain or improve water quality."</p>	<p><b>46. Discuss</b></p> <p><i>Rec 59: Adopt riparian buffer ordinances when and where required by state and federal law; consider adoption of the same for all waterways and waterbodies.</i></p> <p><b>NCT:</b> Municipalities should adopt ordinance provisions to protect riparian buffers that could help with MS4 compliance and stream and wetland protection.</p> <p><b>CB:</b> Not opposed; recalls a long discussion among Steering Committee members but not why this was approved or not declined</p> <p><b>NLT:</b> Ok, as long as each municipality can make their own ordinance. Bob Gearhart agreed that acting on the recommendation would at each municipality's discretion.</p> <p><b>SLT:</b> no comment</p> <p><b>WCT:</b> no comment</p> <p><b>Conclusion:</b> No consensus; deferred</p>

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From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response Provided # / Suggested Action followed by summary of municipal comment and consensus
North Cornwall Township Planning Commission <i>Continued</i>	<p>47. Chapter 11, Issues &amp; Opportunities. Forest Conservation on South Mountain (pg 134). <b>Suggested changes:</b> Development should be discouraged on South Mountain. Forest clearing and fragmentation should be discouraged and minimized. Please note that "Per the PA Municipalities Planning Code, all comprehensive plans must plan to protect woodlands among other natural &amp; historic resources." (pg 31 Draft 07.02.12)</p> <p>48. <b>Recommend that the following 2 statements be added to the Plan Purpose and Preparation:</b> 1. (as 8.) Protect natural and sensitive environmental resources from the direct and indirect impacts of development. 2. (as 9.) Preserve the unique qualities and characteristics of rural villages and towns and significant sites from the direct and indirect impacts of development.</p>	<p><b>47. Discuss</b></p> <p><b>NCT:</b> Forest fragmentation would be discouraged and minimized, and the economic value of the forest for timber production should be noted.</p> <p><b>CB:</b> no comment</p> <p><b>NLT:</b> Again, how would we discourage development?</p> <p><b>NCT:</b> The intent would be to discourage deforestation and preserve the area's historic character. South Mountain is environmentally and ecologically sensitive. The forest needs to remain contiguous to sustain its value and function.</p> <p><b>SLT:</b> no comment</p> <p><b>WCT:</b> Agree in principle. The statement is not saying to prohibit, just discourage.</p> <p><b>Conclusion:</b> No consensus; deferred</p> <p><b>48. Accept and Revise Plan</b></p> <p>Michelle stated that the planning process evolved to include and address these topics through public input.</p> <p><b>CB:</b> Accept</p> <p><b>NLT:</b> Accept</p> <p><b>SLT:</b> Accept</p> <p><b>WCT:</b> Accept</p> <p><b>Conclusion:</b> Accepted; Revise draft plan</p>

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Table 2. Public Comments sent to Michelle Brummer, Project Manager

From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
Marla Pitt, President, Preserve Mount Gretna (PMG) May 30, 2012	<ol style="list-style-type: none"> <li>1. Table numbering regarding land use</li> <li>2. Edits to the Interview Summary</li> <li>3. Requests examples of Conservation by Design</li> <li>4. <b>Requests</b> "preservation of woodlands and forest" per Sept 11, 2011 PMG letter</li> <li>5. Requests source of revision to Findings on Housing, regarding moderate to high density housing</li> </ol>	<p>Email and Phone responses; provided responses to questions only</p> <ol style="list-style-type: none"> <li>1. Comment only</li> <li>2. Question answered</li> <li>3. Examples provided</li> <li>4. <b>Discuss</b></li> </ol> <p><b>CB:</b> no comment  <b>NCT:</b> possible with easements  <b>NLT:</b> no comment  <b>SLT:</b> no comment  <b>WCT:</b> no comment</p> <p><b>Conclusion:</b> No consensus; defer. Note: A public comment from the audience suggesting specific placement of text to promote preservation of woodlands and forests was later presented and approved.</p> <p>5. Question answered</p>
Pat Krebs, President, Lebanon Valley Bicycle Coalition July 9, 2012	<ol style="list-style-type: none"> <li>6. Notes the availability of the Lebanon County Bicycle Transportation Map on the LEBCO MPO website</li> <li>7. Notes recent improvement in shoulder conditions (wider) in the section of Rocherty/Evergreen from Cornwall Road to Lincoln; <b>implied suggestion to update text.</b></li> </ol>	<p>Email response</p> <ol style="list-style-type: none"> <li>6. Comment only</li> <li>7. <b>Accept and Revise Plan</b></li> </ol> <p><b>All:</b> Accept  <b>Conclusion:</b> Accepted; Revise draft plan</p>
Jeff Steckbeck August 2, 2012	<ol style="list-style-type: none"> <li>8. Requests clarification of population projection for West Cornwall Township</li> </ol>	<p>Phone call and Email responses</p> <ol style="list-style-type: none"> <li>8. Question answered</li> </ol>
Marla Pitt, President, Preserve Mount Gretna August 10, 2012	<ol style="list-style-type: none"> <li>9. <b>Requests clarification</b> of the "Stoberdale area" referenced in the population projects; request text change to:  "Given the installation of sewer lines in West Cornwall Township, residents are expected to increase through conversion of seasonal homes to year-round residences</li> </ol>	<p>Email response with revised text replacement to be approved by Planning Commissions:</p> <p>Given the installation of sewer lines along Route 117, residents in the West Cornwall Township portion of the Mt. Gretna area are expected to increase through</p>

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From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
	and the construction of new homes in the Quentin, Mine Road and Stoberdale area. An increase of 200 residents is projected."	conversion of seasonal homes to year- round residences and the construction of new homes; numbers of residents may also increase in the Quentin area and throughout the Township. An increase of 200 residents is projected.  <b>9. Discuss Comments 9, 34, and 41</b>  <i>This item pertained only to West Cornwall Township. The WCT planning commission had discussed the texts available as of its September planning commission meeting and determined that the text shown as comment 34 was the preferred text for the draft plan.</i>  <b>Conclusion:</b> Accept text as shown as comment 34.
Larry Bowman, LV Chamber of Commerce ~August 2012	10. Requests the status of plan review/adoption  11. Noted that updated employment figures for major employers, Table 7-1, are not available from a single source, as previous	Phone call; provided status of plan review/adoption  10. Question answered 11. Comment only
Ellie Salahub, NCT Planning Commission member Sept 28, 2012	12. Asks for the source for statement regarding the historic red schoolhouse in Cornwall, page 135, which currently reads:"  Efforts to protect the little red schoolhouse in Cornwall a few years ago were not successful. The building's significance was not well document and the organization of public and financial support was too little, too late.	Email  12. Question answered
Susan Wentzel, President, Cornwall Historical Alliance August 31, 2012	13. <b>Requests revision</b> of the statement regarding the historic red schoolhouse in Cornwall, page 135, shown in <b>Comment</b> <b>#12.</b>  Suggested revision:  Demolition of this historic building occurred in 2008 because members of the Cornwall-Lebanon School Board and the Cornwall Borough did not have the collective will to overcome mistrust of each other and a small group of dissenters who	Phone call and email responses  Alternative text offered; see <b>Comment #43</b>  <b>13. Discuss Comments 13 and 43</b>  <i>WCT: Tom Shirk spoke as a former school district board member, agreeing that facts were missing and the board's decision-making process, influenced by concerns from the district's insurance carrier and the PA Department of Labor and Industry.</i>

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From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
	were concerned about their taxes being raised, for this project. They were unable to collaboratively function to realize a common goal that was very important to their respective communities and Lebanon County. This should serve as a lesson and warning to the Cornwall-Lebanon School District and the participating municipalities that have come together for this Regional Comprehensive Plan, that is meant to benefit our greater community.	<p><i>NCT: Ellie Salahub noted that Susan Wentzel of the Cornwall Historical Alliance was in the audience and could speak to the issue. Michelle offered Susan an opportunity to speak. Susan asked what the point was served by citing the schoolhouse in the comprehensive plan. She went on to highlight the architectural assessment of the building and support that was raised. She ultimately suggested that the text be removed from the plan.</i></p> <p><i>CB: remove text</i></p> <p><i>NCT: remove text</i></p> <p><i>NLT: remove text</i></p> <p><i>SLT: remove text</i></p> <p><i>WCT: remove text</i></p> <p><i>Conclusion: Remove this text from draft plan</i></p>
Pat Krebs, President, Lebanon Valley Bicycle Coalition Sept 12, 2012	<p>14. Acknowledges the plan's recognition for bicycle planning and travel safety among other common value in planning.</p> <p>15. <b>Recommends</b> the use of the term Bicycling, not cycling (continued)</p> <p>16. <b>Requests correction</b> of LV Bicycle Club to LV Bicycle Coalition</p>	<p>Email response</p> <p>14. Comment only</p> <p><b>15. Accept and Revise Plan</b></p> <p><i>All: Accept</i></p> <p><i>Conclusion: Accepted; Revise draft plan</i></p> <p><b>16. Accept and Revise Plan</b></p> <p><i>All: Accept</i></p> <p><i>Conclusion: Accepted; Revise draft plan</i></p>
Pat Krebs, President, Lebanon Valley Bicycle Coalition Sept 12, 2012 Continued	<p>17. Concur with current description of a key safety condition for bicyclists – adequate shoulder widths; <b>notes (implies suggestion to add) other bicycle safety issues</b> that include new Highway Occupancy Permits and intersections improvements that add turning lanes.</p> <p>18. <b>Recommends replacing</b> “share the road” with “Bikes May Use Full Lane”</p> <p>19. <b>Recommends including sharrows</b> (shared</p>	<p><b>17. Discuss</b></p> <p><i>CB: Accept</i></p> <p><i>NCT: Accept</i></p> <p><i>NLT: Accept</i></p> <p><i>SLT: Accept</i></p> <p><i>WCT: Accept</i></p> <p><i>Conclusion: Accept and revise draft plan</i></p> <p><b>18. Accept and Revise Plan</b></p> <p><i>All: Accept</i></p>

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From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
	lane markings) for roads that require bicyclists to take the travel lane (no shoulder)	<p><b>Conclusion:</b> Accepted; Revise draft plan</p> <p><b>19. Discuss</b></p> <p><b>CB:</b> Accept</p> <p><b>NCT:</b> Accept</p> <p><b>NLT:</b> Accept</p> <p><b>SLT:</b> no comment</p> <p><b>WCT:</b> Accept</p> <p><b>Conclusion:</b> Accept and revise draft plan</p>
	<p>20. "A countywide assessment" paragraph is inaccurate; <b>suggests:</b></p> <p>A Lebanon County Bicycle Transportation Map has been developed by Lebanon Valley Bicycle Coalition with the technical and financial assistance of LEBCO MPO and PennDOT. This Map is available at <a href="http://www.lebcounty.org/Planning/Pages/MPO.aspx">http://www.lebcounty.org/Planning/Pages/MPO.aspx</a>. Roads are identified that are most important for bicyclists' travel in the County as well as roads that have scenic, tourism value. Roads and road segments have been identified that have four feet or greater shoulders. The FHWA and AASHTO guideline for shoulders is four feet minimum. The purpose of the Map is to enable planners, municipalities, Penn DOT, developers to know which roads should be improved when road segments are scheduled for resurfacing, rehabilitation, reconstruction. An equally important function of the Map is to identify which roads should not become less safe due to changes being made in the roadways. An example of a road that is excellent for bicycle travel is Cornwall Road which can become less safe due to the intersection reconstruction and turning lanes into the North Commons project (granting HOP).</p>	<p><b>20. Accept and Revise Plan</b></p> <p><b>All:</b> Accept</p> <p><b>Conclusion:</b> Accepted; Revise draft plan</p>

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From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
	21. Recognizes heritage tourism, a shared value	21. Comment only
Pat Krebs, President, Lebanon Valley Bicycle Coalition Sept 12, 2012 <i>continued</i>	22. <b>Recommends</b> the addition of bicycling to: "Install streetscape improvements in villages and neighborhoods" with a pedestrian focus (page 56)	<b>22. Accept and Revise Plan</b> <i>There was some discussion of inserting "consider" prior to "install", however the group concluded that "consider" implied in the comprehensive plan, a policy document, not a legally binding one.</i> <b>All:</b> Accept <b>Conclusion:</b> Accepted; Revise draft plan
	23. <b>Suggests</b> that video detection for bicycles be used in place of traffic signals that detect bicycles; reference to the traffic signal at Docherty and 241 is incorrect; the location is Rocherty and SR 72.	<b>23. Discuss</b> <i>Michelle noted that she had contacted Jon Fitzkee, transportation planner for the Lebanon County Planning Department and LEBCO MPO, who stated that video detection is becoming the norm in traffic signals. He stated the MPO would support this.</i> <b>CB:</b> Accept <b>NCT:</b> Accept <b>NLT:</b> Accept <b>SLT:</b> Accept <b>WCT:</b> Accept <b>Conclusion:</b> Accept and revise draft plan
	24. <b>Recommends</b> that safety audits address all modes of transportation that use these roads	<b>24. Accept and Revise Plan</b> <b>All:</b> Accept <b>Conclusion:</b> Accepted; Revise draft plan
	25. <b>Suggests</b> land development standards for bicycle pedestrian facilities that comply with AASHTO and the Assn of Pedestrian and Bicycle Professionals.	<b>25. Accept/Revise or Accept and modify as a reference to ordinance updates</b> <b>CB:</b> no comment <b>NCT:</b> Accept <b>NLT:</b> Accept <b>SLT:</b> prefer to note these as references, not local standards themselves <b>WCT:</b> Accept



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From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
		<i>Conclusion: Accept and revise draft plan</i>
	26. Notes 8 reportable motor vehicle/bicycle crashes (required medical treatment or vehicle towing), 2010-2011 with bicyclists at fault in 6 crashes. No data on non-reportable bicycle crashes; <b>suggests</b> that local police collect data on bicycle crashes to identify needs for improved facilities and/or education	<b>26. Discuss</b> <i>CB: Accept</i> <i>NCT: Accept</i> <i>NLT: Accept</i> <i>SLT: Accept in principle, though it may not be practical. How useful will the data be?</i> <i>WCT: Accept</i> <i>Conclusion: Accept and revise draft plan</i>
	27. Notes that some Amish transportation safety concerns overlap with bicyclist's concerns	27. Comment only
	28. <b>Suggests</b> revising this: "pedestrians are walking on busy road shoulders" As "Pedestrians are using narrow shoulders on roads with significant traffic volumes."	<b>28. Accept and Revise Plan</b> <i>Removal of the word "narrow" was suggested, since pedestrians use shoulders regardless of width.</i> <i>All: Accept</i> <i>Conclusion: Accepted; Revise draft plan</i>
Bruce Gettle, President, Mt. Gretna Campmeeting Board of Managers, Sept 19, 2012	29. Recognizes the multi-municipal planning effort	Email response
	30. Notes the Campmeeting and Mt. Gretna area are not highlighted in the plan	29. Comment only
		<b>30. Discuss</b> <i>All: Incorporate</i> <i>Conclusion: Accepted; Revise draft plan</i>
	31. Sept 4, 2012 listing of the Campmeeting Historic District on the National Register; request showing this designation in the plan; <b>suggests</b> that the Campmeeting and Mt. Gretna area be mentioned as examples in Chapter 7, Economic Development Plan, Goal 4, Objective D, "Market available service opportunities," Recommendation 39, "Identify prime volunteer organizations," and Objective E, "Expand heritage tourism," Recommendations 41 and 42	<b>31. Accept and Revise Plan</b> <i>All: Accept</i> <i>Conclusion: Accepted; Revise draft plan</i>



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From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
	32. <b>Suggests</b> adding the Campmeeting as an example in the Natural and Historic Resources Plan, on pages 133-135	<b>32. Accept and include as an example of vernacular land development pattern in both historic and land use/development chapters</b> <i>All: Accept</i> <i>Conclusion: Accepted; Revise draft plan</i>
	33. <b>Suggests</b> adding the Campmeeting and Mt. Gretna Area Historical Society as support partners under Goal 11, "Preserve significant historic resources," Recommendations 82 and 83	<b>33. Accept and Revise Plan</b> <i>All: Accept</i> <i>Conclusion: Accepted; Revise draft plan</i>
	34. <b>Suggests revision to</b> "Given the installation of sewer lines in West Cornwall Township, residents are expected to increase through conversion of seasonal homes to year-round residences and the construction of new homes in the Quentin, Mine Road and Stoberdale area. An increase of 200 residents is projected." as "Given an expected increase in new senior housing in the Question area (Alden Place) and potential new construction on a few existing vacant lots in Quentin, Stoberdale, and Mine Road areas, an increase of 200 residents is projected."	<b>34. Discuss comments 9, 34 and 41</b> <i>This item pertained only to West Cornwall Township. The WCT planning commission had discussed the texts available as of its September planning commission meeting and determined that the text shown as comment 34 was the preferred text for the draft plan.</i> <i>Conclusion: Accept text as shown as comment 34.</i>
	35. <b>Requests explanation</b> of what the Planned Development designation means for the Campmeeting, "since there is no growth potential in Camp meeting and it is now a National Historic District."	<b>35. Discuss;</b> reference Chapter 5, Future Land Use, page 43 and Goal 2, Obj A, regarding the Planned Development designation <i>Michelle noted that the Planned Development designation, described on page 43, not only recognizes where new development can occur but also denotes where <u>re</u>development of even a single site, e.g. after property damage, could occur. Redevelopment's character should strive to be similar to the existing character, and not necessarily reflect "current" design practice. There was discussion and a recommendation that the National Historic District designation and its implications be stated in the plan.</i> <i>CB: Accept</i>

# Appendix B4

Draft December 19, 2012

From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
		<p><i>NCT: Accept</i></p> <p><i>NLT: Accept</i></p> <p><i>SLT: Accept</i></p> <p><i>WCT: Accept</i></p> <p><i>Conclusion: Accept and revise draft plan</i></p>
Bruce Gettle, President, Mt. Gretna Campmeeting Board of Managers, Sept 19, 2012 <i>continued</i>	<p>36. Under Small Community Water Systems, page 102, <b>requests addition:</b> the Campmeeting and Mt. Gretna each have their own water systems, which are interconnected with Mt. Gretna Borough Authority's water system for reliability</p> <p>37. Page, 103, <b>requests addition:</b> the Campmeeting, Mt. Gretna Heights, and Stoberdale all have separate public sewer collection systems that are served by the treatment plant owned and operated by the Mt. Gretna Borough Authority.</p> <p>Supports portions of the plan that champion forest preservation and protection of the area's sensitive natural features, including streams, wetlands, and wildlife habitat. Specific goals noted.</p>	<p><b>36. Accept and Revise Plan</b></p> <p><i>All: Accept</i></p> <p><i>Conclusion: Accepted; Revise draft plan</i></p> <p><b>37. Accept and Revise Plan</b></p> <p><i>All: Accept</i></p> <p><i>Conclusion: Accepted; Revise draft plan</i></p>
Pat Krebs, President, Lebanon Valley Bicycle Coalition Sept 23, 2012	<p>38. Appreciates that the plan recognizes bicycling interests</p> <p>39. <b>Suggests</b> revising "Rec 29. Consider innovative alternatives in transportation problem-solving (e.g., roundabouts and other unconventional treatments, etc.)" to include bicycling as an alternative.</p>	<p>38. Comment only</p> <p><b>39. Discuss;</b> recommendation was intended to address design alternatives</p> <p><i>Michelle stated that the intent of the recommendation was to address design alternatives; bicycling as an alternative is a travel choice alternative that could be supported by municipal policy or advocacy. This distinction could be noted in the plan, acknowledging that both are relevant to the use and design of the transportation system.</i></p> <p><i>CB: Accept</i></p> <p><i>NCT: Accept</i></p> <p><i>NLT: Accept</i></p> <p><i>SLT: Accept</i></p>

# Joint Planning Commission Public Meeting

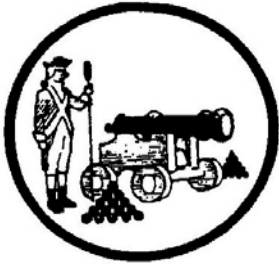
Draft December 19, 2012

From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
	40. Points out that trips diverted from cars to bicycles could 1) reduce school district bussing costs and 2) reduce/delay cost of road improvements.	<p><b>WCT:</b> Accept</p> <p><b>Conclusion:</b> Accept and revise draft plan with note</p> <p>40. Comment only</p>
Marla Pitt, President, Preserve Mount Gretna Sept 24, 2012	<p>41. Restates objection to the rationale of the West Cornwall Township population projection (unchanged since the July 2, 2012 draft) (see Comment #9); noting "0" Projected Residents from Planned Development in Table 5-7 (and Table 2-3) and, per Jeff Steckbeck's explanation, emphasizing Quentin as the focus of planned development, Preserve Mount Gretna suggests:</p> <p>"Given the rezoning of 40 acres of land for a 55+ community (Alden Place) in the Quentin area along with the installation of sewer lines along Route 117, residents in the Quentin and WCT portion of Mt. Gretna area are expected to increase primarily through the new senior housing project. The Township also may see some increase through the conversion of seasonal homes to year- round residences and through new construction elsewhere in the Township. An increase of 200 residents is projected."</p>	<p><b>41. Discuss comments 9, 34 and 41</b></p> <p><i>This item pertained only to West Cornwall Township. The WCT planning commission had discussed the texts available as of its September planning commission meeting and determined that the text shown as comment 34 was the preferred text for the draft plan.</i></p> <p><b>Conclusion:</b> Accept text as shown as comment 34.</p>
North Cornwall Township Planning Commission Meeting summary and response September 26/29, 2012	42. Add the Cornwall Historical Alliance, the Historic Preservation Trust of Lebanon County, and the Lebanon County Historical Society to the supporting partners for Recommendations 82 (update historic resource inventory), Rec. 83 (develop historic preservation plan), Rec. 85 (promote voluntary use of vernacular building styles), and Rec. 87 (initiate certification program for historic agricultural structures).	<p><b>42. Accept and Revise Plan</b></p> <p><b>All:</b> Accept</p> <p><b>Conclusion:</b> Accepted; Revise draft plan</p>
Ellie Salahub,	See note at right.	<b>43. Discuss Comments 13 and 43</b>

# Appendix B4

Draft December 19, 2012

From, Dated	Comments (requests for revision are shown in bold)	Acknowledgement / Response #. Suggested Action followed by summary of municipal comment and consensus
North Cornwall Township resident, and Susan Wentzel, President, Cornwall Historical Alliance October 3, 2012	<p>43. Suggests revision to Comment #13 (addition underlined):</p> <p>"Demolition of the historic red schoolhouse in Cornwall occurred in 2008 because members of the Cornwall-Lebanon School Board and the Cornwall Borough did not have the collective will to overcome mistrust of each other and a small group of dissenters who were concerned about their taxes being raised for this project. They were unable to collaboratively function to realize a common goal that was very important to their respective communities and Lebanon County. <u>There were many potential reuses, a municipal building for Cornwall Borough and their police department, museum, educational venue, scenic by-way visitors' center, etc. Fundraising and grants for the project were to be an ongoing endeavor dependent on its reuses. Many parties were involved to save the schoolhouse including representatives from the Pennsylvania Historical and Museum Commission, PA Department of Education, Senator Brightbill, Representative Zug, Earl Meyer, Executive Director of the Lebanon County Planning Department, Cornwall Historical Alliance, Lebanon Valley Conservancy and countless Lebanon County residents. It was, unfortunately, a lack of vision and commitment by public officials of the Cornwall-Lebanon School District and Cornwall Borough who were pivotal to securing its preservation and reuse. This</u> should serve as a lesson to the Cornwall-Lebanon School District and the participating municipalities that have come together for this Regional Comprehensive Plan that is meant to benefit our greater community."</p>	<p><b>Alternative text offered and declined:</b></p> <p>"The historic red schoolhouse in Cornwall was owned by the Cornwall-Lebanon School District. The district sought to demolish the building and retain the real estate for future school district facilities. Community members expressed interest in the preservation of the schoolhouse and its re-use as a museum. The school district temporarily deferred its decision to demolish the building, allowing citizens an opportunity to raise funds for its purchase and preservation. Dissenters to the effort expressed opposition, fearing a tax increase in Cornwall Borough. Ultimately, the fundraising effort was not successful in the timeframe allotted by the school district, and the district took action in 2008 to demolish the building. There are many other buildings, sites and other structures of cultural and historic value to the region's citizens. If such landmarks are to be successfully protected, citizens, organized privately, and/or municipalities through their planning commissions must identify significant landmarks and communicate their interests in working with property owners or purchasing property from property owners through proactive preservation planning, not as a reactive response to demolition."</p> <p><b>Conclusion:</b> Remove this text from draft plan (See discussion under Comment 13)</p>



# **BOROUGH OF CORNWALL**

36 Burd Coleman Road

PO Box 667

Cornwall, Pennsylvania 17106-0667

Phone: (717) 274-3436 Fax (717) 274-3496

## **PLANNING AND ZONING COMMISSION**

### **Public Meeting**

### **Regional Comprehensive Plan**

November 5, 2012

Raymond Fratini, Chairman, called the meeting to order at 6:05pm and conducted the roll call.

Attendance by the Planning and Zoning Committee and other attendees is noted below. He then turned the meeting over to Michelle Brummer of Gannett Fleming, Project Manager for the Regional Comprehensive Plan.

#### **Commission Members**

Raymond Fratini   Robert Simmermon   Jim Williams   Jeff Snyder

#### **Borough Officials**

Steve Dellinger   Rob Koehler   Jeff Steckbeck

#### **Public**

List is Attached

#### **1. Overview of the Draft Regional Comprehensive Plan**

Michelle Brummer stated that the purposes of the meeting were to 1) provide the Planning and Zoning Committee an opportunity to discuss the draft Regional Comprehensive Plan and to ask questions about its content and preparation, 2) receive public comment, and 3) if the Planning and Zoning Committee is satisfied, approve the draft plan for public review and forward it to the Borough Council for consideration and adoption.

Michelle noted that the planning commissions of North Cornwall Township, North Lebanon Township and West Cornwall Township accomplished these objectives at the October 4, 2012 Joint Public Meeting. The planning commission or committee of Cornwall Borough and South Lebanon Township were conducting separate meetings (with a quorum) to meet these objectives, a requirement of the Pennsylvania's municipalities planning code.

She noted that the Regional Comprehensive Plan emphasized several issues identified at the outset of the planning effort, e.g. growth management, opportunities for cooperation, consistency with

the Lebanon County Comprehensive Plan, etc., as stated on the first page of the draft plan. A handout from the October 4 Joint Public Meeting summarized these issues and the plan's recommendations.

She noted that preparation of the draft plan was guided by a Steering Committee. Robert (Boo) Simmermon, Joe Lescisko and Robert Koehler represented Cornwall on the Steering Committee.

The first full draft of the Regional Comprehensive Plan was distributed to the municipalities in July for the planning commissions' review. Since then, the following technical and editorial corrections were made:

- i. Page numbering – Chapter 1, Plan Purpose and Preparation begins on page 1 (not page 5)
- ii. Data corrections to text and tables regarding North Lebanon Township, at the request of NLT Manager, Cheri Grumbine
- iii. Zoning update for an April 2012 approved rezoning of 12.9 acres from Ag to C2A in North Lebanon Township per NLT Manager, Cheri Grumbine; updates to Chapter 5 Land Use and Maps 7-11 and Map 14 complete as of October 2, 2012
- iv. Floodplain discrepancy for North Lebanon Township per NLT Manager, Cheri Grumbine; verification/revision to Map 1 Water Resources complete as of October 2, 2012

## **2. Planning & Zoning Committee Discussion and Public Comment**

Michelle asked if the P&Z had any comments or questions about the draft plan.

Jeff Steckbeck had asked to speak as early as possible during the meeting and the P&Z offered him the floor. Jeff stated that he objected to North Cornwall Township's late submission of comments on the draft plan and because of the late submission, he had three comments about them at this time.

First, he stated that various entities have advocated for riparian buffers, areas of forested land along waterways, over the past 10-15 years. He stated that current PA guidelines suggest a buffer 25 feet wide along exceptional value (EV) and high quality (HQ) streams, as designated by PA DEP. He acknowledged that PA's history of environmental resource protection addresses the most sensitive resources first, and later expands to protect most or all of the resources of similar kind. He stated that Lebanon County has a 25 foot riparian buffer standard in its subdivision and land development ordinance and that North Cornwall Township has adopted a higher standard or 100 feet, defined in three zones. He noted agricultural easements and the CREP program as ways to encourage restoration of vegetated areas along streams. The comment from North Cornwall Township's planning commission wants to see riparian buffers along all streams.

Jeff showed pictures of streamside locations in residential settings where grass is maintained along the stream. He stated that the Steering Committee agreed with the language shown in the plan: to require riparian buffers when and where required by state law. He indicated that West Cornwall Township would not likely agree to a broader requirement for riparian buffers.

Raymond asked why North Cornwall wanted the broader requirement.

Jeff suggested that their intent was to stop development and restore the natural environment wherever possible.

Robert (Boo) Simmermon stated that the Steering Committee discussed this topic and agreed to the language in the draft plan.

Raymond asked if the recommendation could be worded to reflect that each municipality can adopt its own standard.

Michelle replied yes, that implementation of any recommendation can occur by each municipality, or by two or more municipalities where there is agreement in how to do so.

Jim Williams expressed his desire to keep the current language.

Jeff Snyder agreed. He asked how the 25 foot buffer is defined.

Jeff Steckbeck stated that the 25 foot length begins at the top of bank.

Raymond also agreed to keep the current language.

Boo Simmermon made a motion to keep the current language. Jeff Snyder seconded the motion.

Jeff Steckbeck's second and third comments related to the two additional plan purposes approved by the three planning commissions on October 4.

Purpose 8: Protect natural and sensitive environmental resources from the direct and indirect impacts of development.

He said that the language was too broad and subjective. After stating that some impacts of development may be desirable or positive and that not all impacts have the magnitude of effect, he suggested:

Purpose 8: Protect natural and sensitive environmental resources from the **significant deleterious** direct and indirect impacts of development.

Raymond asked for discussion by the P&Z members. One of the members suggested that "significant negative" would be sufficient to narrow the impacts to be avoided.

Jim Williams made a motion to accept "significant negative" into purpose statement 8. The motion was seconded by Jeff Snyder.

Jeff Steckbeck's third comment was similar in nature. Purpose statement 9 was added at the October 4 meeting:

Preserve the unique qualities and characteristics of rural villages and towns and significant sites from the direct and indirect impacts of development.

Jeff repeated his point that “direct and indirect impacts” was too broad and subjective, providing examples, and suggested:

Preserve the unique qualities and characteristics of rural villages and towns and significant sites from the **significantly detrimental and egregiously negative** direct and indirect impacts of development.

Jim Williams asked about Jeff’s choice of adjectives and if “significant negative” would accomplish the same intent. Jeff said “significant negative” was an adequate substitution.

Raymond made a motion to accept “significant negative” into purpose statement 9. The motion was seconded by Jeff Snyder.

There was no further discussion of the draft plan.

### **3. Final Steps in Review and Adoption – Michelle Brummer**

Michelle outlined the remaining steps in the review and adoption process. With the planning commission’s approval, and the same from South Lebanon Township, Michelle will

1) revise the draft plan as directed by the planning commissions

2) provide one copy to each municipality for its elected officials and citizens

3) post the final draft on the project website, [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com)

4) send letters to the county, adjacent municipalities, and school district, notifying them that the plan is available on the website for their review; print copies can be requested.

After 45 days, the governing bodies of the five participating municipalities must jointly or individually conduct a public hearing to receive final comments and may then adopt the plan. A joint meeting is called for in the scope of work for the project. This meeting will likely take place in January or February 2013.

### **4. Motion to approve the draft Regional Comprehensive Plan**

The P&Z expressed a desire to approve the draft plan. Boo Simmermon stated:

I make a motion to approve the draft Regional Comprehensive Plan, for public review and to forward the draft Regional Comprehensive Plan to Borough Council.

The motion was seconded by Jim Williams.

All voted in favor. The meeting concluded at 7:08pm.

Respectfully submitted,

Robert Boo Simmermon  
Secretary



Cc: Borough Council  
Jeff Steckbeck, Borough Engineer for Public Works  
County Planning Department  
Steven Dellinger, Borough Engineer for SLDO  
Josele Cleary, Solicitor

# South Lebanon Twp Planning Commission Public Meeting

On the draft Cornwall-Lebanon Regional Comprehensive Plan

## Summary

Monday, November 19, 2012

6:30pm at South Lebanon Township Building

### 1. Call to Order and Roll Call

Jonathan Beers, Chairman, called the meeting to order at 6:30pm and conducted the roll call. Attendance by the Planning Commission and other attendees is noted below. He then turned the meeting over to Michelle Brummer of Gannett Fleming, Project Manager for the Regional Comprehensive Plan.

<b>South Lebanon Township Planning Commission</b>	✓ Jonathan (Jon) Beers ✓ Charles Malstrom ✓ Thomas Hain ✓ Kenneth Spatz Steven Wenger	<b>Other Attendees</b>	✓ Jim Loser, Asst Twp Mgr ✓ Michelle Brummer, Regional Comp Plan Project Manager, Gannett Fleming
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### 2. Overview of the Draft Regional Comprehensive Plan

Michelle Brummer stated that the purposes of the meeting were to 1) provide the Planning Commission an opportunity to discuss the draft Regional Comprehensive Plan and to ask questions about its content and preparation, 2) receive public comment, and 3) if the Planning Commission is satisfied, approve the draft plan for public review and forward it to the Board of Supervisors for consideration and adoption.

Michelle noted that the planning commissions of North Cornwall Township, North Lebanon Township and West Cornwall Township accomplished these objectives at the October 4, 2012 Joint Public Meeting, and Cornwall Borough's Planning and Zoning Committee held a similar meeting on November 5, 2012. This meeting of the South Lebanon Township Planning Commission (with a quorum) was scheduled to meet these objectives, a requirement of the Pennsylvania's municipalities planning code.

She noted that the Regional Comprehensive Plan emphasized several issues identified at the outset of the planning effort, e.g. growth management, opportunities for cooperation, consistency with the Lebanon County Comprehensive Plan, etc., as stated on the first page of the draft plan. A handout from the October 4 Joint Public Meeting summarized these issues and the plan's recommendations.

The first full draft of the Regional Comprehensive Plan was distributed to the municipalities in July for the planning commissions' review. Since then, the following technical and editorial corrections were made:

# South Lebanon Twp Planning Commission Public Meeting

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On the draft Cornwall-Lebanon Regional Comprehensive Plan

- i. Page numbering – Chapter 1, Plan Purpose and Preparation begins on page 1 (not page 5)
- ii. Data corrections to text and tables regarding North Lebanon Township, at the request of NLT Manager, Cheri Grumbine
- iii. Zoning update for an April 2012 approved rezoning of 12.9 acres from Ag to C2A in North Lebanon Township per NLT Manager, Cheri Grumbine; updates to Chapter 5 Land Use and Maps 7-11 and Map 14 completed as of October 2, 2012
- iv. Floodplain discrepancy for North Lebanon Township per NLT Manager, Cheri Grumbine; verification/revision to Map 1 Water Resources completed as of October 2, 2012

Michelle noted that she compiled public comments received after the final Steering Committee meeting on May 5 and the public meeting on October 4. These were the primary topic of discussion at the October 4 public meeting. By and large, the comments that required some discussion and approval by the planning commissions were accepted. She highlighted the Lebanon Valley Bicycle Coalition, the Mt. Gretna Campmeeting Association, and Preserve Mount Gretna as the source of most comments. One item resulted in the decision to delete reference to the old red schoolhouse in Cornwall. A few items were not approved and will be carried forward as comments pending for the governing bodies to consider prior to plan adoption.

The results of the October 4 Joint Planning Commission Public Meeting have been summarized and posted on the project website, [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com). She had distributed copies of the meeting summary to the Planning Commission members at the beginning of the meeting.

### 3. Planning Commission Discussion

Michelle asked if any of the Planning Commission members had any comments on the plan, or the discussion held on October 4.

Chuck asked about the relevance of recommendations to improve bicycling conditions on state roads, where PennDOT is responsible for improvements. Michelle responded that municipalities can advocate for improvements to address the needs of citizens during the design phase, especially in cases where the state roads intersects with a Township road.

Ken identified two editorial errors:

1) page 16 of the July 2012 draft; paragraph 3, third line: ...1,207 in 2010.... This should be 2000. Michelle agreed.

2) page 17 of the July 2012 draft; paragraph 2, last line: ...married couples under 18 years... . Is something missing? Michelle said it should read married couples with children under 18 years.

# South Lebanon Twp Planning Commission Public Meeting

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On the draft Cornwall-Lebanon Regional Comprehensive Plan

Jon Beers and Tom Hain had no individual comments.

Chuck offered a comment on the public meeting, not on the plan. He said it was hard to hear the speaker even with the microphone from the stage, since the amplification speakers were oriented to the audience. Michelle said she would request a different arrangement for the public hearing/adoption meeting.

Michelle noted that Jeff Steckbeck had attended the Cornwall Borough Planning and Zoning Committee meeting on Nov 5. At that meeting, he advocated that the recommendation to require riparian buffers when and where required by state and federal law remain. He also suggested that “direct and indirect impact of development” in the two additional plan purpose statements (8 and 9) be specified as significant negative impacts. Cornwall Borough agreed with the suggestions. Michelle noted that these items will be carried forward as comments, not approved revisions, since North Cornwall, North Lebanon and West Cornwall planning commissions did not discuss and approve them. The governing bodies will have an opportunity to review, discuss, and approve them prior to plan adoption.

Ken stated he was impressed with the breadth and depth of the comprehensive plan in some many topics. He asked how it to prepare the plan. Jim Loser responded that the process was approaching two years. Michelle agreed.

Ken added that there was a theme of working cooperatively and pursuing economics of scale for cost savings throughout the plan, what makes sense. He asked if there was pressure to consider municipal consolidation. Michelle said that cooperation is generally the tone of multi-municipal plans. Municipalities generally want to protect their autonomy. Our process to encourage municipalities to cooperate when and where they are comfortable and advance that cooperation, and extend partnerships to other municipalities, over time as far as they wish. Jon offered a specific example. He noted that South Lebanon has a lot of available industrial land, while some other municipalities do not. The plan identified this as an opportunity to share the industrially zoned land and not designate additional farmland for development.

There was a short discussion about removing the reference to the old red schoolhouse in Cornwall. Members asked themselves what historic resources would be worthy of protecting in South Lebanon Township. They mentioned a few cemeteries. Michelle noted that a schoolhouse or old civic building in Iona was demolished over the summer. She had received an email inviting people to see the building and take pictures one last time before the demolition. She noted that site sand buildings that are valuable to a community need to be identified long before the threat of demolition. And methods for protection, ranging from acquisition to agreements with property owners to make a site available to the public on occasion, need to be discussed in advance as well.

## 4. Public Comment

None.

# South Lebanon Twp Planning Commission Public Meeting

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On the draft Cornwall-Lebanon Regional Comprehensive Plan

## 5. Final Steps in Review and Adoption – Michelle Brummer

Michelle outlined the remaining steps in the review and adoption process. With the planning commission's approval, Michelle will

- 1) revise the draft plan as directed by the planning commissions
- 2) provide one copy to each municipality for its elected officials and citizens
- 3) post the final draft on the project website, [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com)
- 4) send letters to the county, adjacent municipalities, and school district, notifying them that the plan is available on the website for their review; print copies can be requested.

After 45 days, the governing bodies of the five participating municipalities must jointly or individually conduct a public hearing to receive final comments and may then adopt the plan. A joint meeting is called for in the scope of work for the project. This meeting will likely take place in January or February 2013.

## 6. Motion to approve the draft Regional Comprehensive Plan

Ken Spatz made the motion to approve the draft Regional Comprehensive Plan, with the Oct 4 revisions, for public review and for consideration by the South Lebanon Township Board of Supervisors. Tom Hain seconded the motion. It was unanimously approved.

The meeting adjourned at 7:25pm.