

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

Summary

Monday, January 31, 2011

6:30pm at the South Lebanon Township Municipal Building

Steering Committee Attendees

✓ 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
Robert Simmermon	Planning Commission And Zoning, Cornwall Borough	✓ Jonathan (Jon) Beers	Planning Commission Chairman, South Lebanon Twp
✓ Robin Getz	Manager, North Cornwall Twp	✓ Frank Dombrowski	Supervisor, West Cornwall Twp
Kip Kelly	Supervisor, North Cornwall Twp	TBD	
✓ Robert (Bob) Gearhart	Planning Commission Member, 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
✓ Charles (Chuck) Allwein	Planning Commission Member, North Lebanon Twp	✓ Kurt Phillips	Cedar Crest School District

Consultants

✓ Michelle Brummer	Gannett Fleming	✓ Steve Deasy	Gannett Fleming
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Public Attendees

Earl Roberts	North Lebanon Twp resident	Sheila Wartluft	North Lebanon Twp Asst Mgr
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1. Welcome and Introductions

Michelle Brummer, Project Manager, welcomed the Steering Committee to the meeting. She introduced herself and Steve Deasy, a recycling and solid waste planner. She asked the committee members to introduce themselves and share what interests them about community planning. 13 of the 14 Steering Committee members were present, as well as 3 guests.

2. Project Overview

Michelle highlighted the steps of the planning process as shown on the schedule on page 6. She emphasized that Phases II and III will be the major effort. Phase II will focus on the issues the region faces and Phase III, the recommendations to deal with those issues. Two milestone meetings will present the findings of these phases to the public – one in May and one in early fall. A draft plan is scheduled for December 2010.

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

Committee meetings will be held on the first Thursday of the month, beginning March 3rd 2010, at 6:30pm, at the South Lebanon Township Building, 1800 South 5th Avenue, Lebanon. Meetings will be open the public with time allowed for public comments at the end of each meeting.

Michelle will use email to distribute meeting notices, agendas, and any advance materials to the committee. She may use email to ask for feedback in planning upcoming meetings. Michelle's contact information is:

mbrummer@gfnet.com

717-763-7212 ext 2177

717-649-3165 (cell)

3. Expectations, Desired Outcomes, and Success Strategies

The following comments reflect the Steering Committee members' introductory perspectives on planning and as well as their expectations for the project.

Joe Lescisko, Planning Commission, Cornwall Borough

- Think regionally. Stop being on an island with decision making.
- Pursue cooperative opportunities where it makes sense, possibly to more effectively save farmland
- Need for a business park to enhance the area and to provide job opportunities. Most leave the area to work.

Rob Koehler, Council, Cornwall Borough

- Planning is necessary for projections of future growth and anticipation of planning issues.
- Zoning could enhance economic development and job creation. N. Cornwall does not have industrial uses. We need to need to facilitate development of places where residents can work. Shared zoning.
- Roadmap for streetscape and other joint municipal opportunities to improve road and other services.

Chuck Allwein, Planning Commission, North Lebanon Township

- Review zoning maps and improve consistency across zoning classifications.
- Cooperation with other municipalities.
- Transparency to the public as the plan is developed.

Dawn Hawkins

- Need to plan, formally or informally, to accomplish your goals.
- Balanced land use.

Cheri Grumbine, Manager, North Lebanon Township

- North Lebanon Township has been active in planning.
- Anticipate "hot spots" and plan for vacant areas

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

- An opportunity to get to know what's going on in other municipalities (e.g. land use & traffic)
- Look for consistent, common ordinances, e.g. airport hazard, and uniform advice from experts.
- Move beyond barriers to intermunicipal agreements.
- A local government mission to characterize township focus for residents and businesses.
- Consider a regional recreation program, like Northern Lebanon County region, or at least look at opportunities to connect trails.

Sheila Wartluft (assistant Township Manager), North Lebanon Township

- Utilize existing planning docs and tools. Avoid reinventing the wheel. The product should be a "working document" and valuable reference for decision-making.

Earl Roberts (resident), North Lebanon Township

- Consistency in zoning and administration.
- Plan for both land uses and needed infrastructure.
- Combined allocation of resources/sharing with cost-benefits including service consistency (e.g. payroll & benefits across law enforcement - attract/retain skilled personnel who like stability).

Bob Gearhart, North Cornwall Township

- Need for organized growth through reasonable (not too restrictive) regulations.
- Demonstrate interconnectedness of municipalities.
- Roadmap for joint projects.

Robin Getz, Manager, North Cornwall Township

- Anticipate future trends to benefit us as municipalities and the school district.
- Smart planning and transportation alternatives for residents and for businesses.
- Foster intermunicipal cooperation to interconnect amenities and services and reach sustainable service levels.

Jon Beers, Planning Commission, South Lebanon Township

- We need to prepare for growth that will come when the economy recovers.
- Will the City be involved?
- Ideas and direction for more walking trails like the one that connects Evergreen Estates to S. Hills Park.
- Explore mixed use developments of residential and light commercial that would reduce traffic, provide services and eateries close to home, etc. Possibly through a zoning overlay. There are some of these developments in Lancaster County, e.g. just off the Fruitville Pike.

Curtis Kulp, Manager, South Lebanon Township

- Wants to assure that residential needs are met through planning.
- Balance the region's land use pattern. South Lebanon Township has industrial land, others have commercial.

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

Frank Dombrowski, Supervisor, West Cornwall Township

- Balance development and open space
- Assure we understand and meet mandates.
- Protect both township and residents interests.

Jeff Steckbeck, Municipal Engineer, Cornwall Borough and West Cornwall Township

- Balance the common good with private property rights.
- Abide by zoning

Bob Sentz and Julie Cheney, Lebanon County Planning Department

- This regional plan is an outgrowth of the county plan.
- Planning across borders is efficient and attractive to funding sources.

4. Steering Committee Input

- **Previous Plans, Studies, and Policies relevant to the regional plan**
- **20 Targeted Stakeholders for Interviews**
- **Proposed Text for Regional Comp Plan website**

See tables and text beginning on page 7.

5. Use of Lebanon County Comp Plan and Mapping

Michelle asked how the Steering Committee felt about use of information in the Lebanon County Comprehensive Plan. She indicated that some data has not changed, e.g. descriptions and locations of natural resources, and that mapping from the county plan could be “zoomed” into the Cornwall-Lebanon region and updated as needed, e.g. land use, agricultural easements.

Cheri Grumbine said that use of information that is still current, e.g. natural resources, would be fine. Curt Kulp said that mapping should indeed focus on the region with a small buffer into adjacent municipalities, e.g. to show land use patterns and their compatibility/conflict with uses in the Cornwall-Lebanon region.

6. Next Meeting: February 28 Regional Field Tour

The next meeting will be a field tour of the region. We will departing from the South Lebanon Township at 9am on February 28 at 9am. We will return between noon to 1pm (estimated). Robin will submit a Lebanon Transit bus request for 28 persons.

Steering Committee members suggested locations and routing for the field tour. Locations include:

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

SLT

- South Lebanon Elementary School
- Ag lands east of City
- AES Ironwood Plant
- Quarry
- Route 422 east of City
- VA Hospital
- Cornwall-Lebanon MS/HS Campus
- Lebanon Valley Business Park
- Ag lands east of Cornwall

CB

- Cornwall Elementary School
- Haines and Kibblehouse development site
- Alden Place
- Cornwall Manor's expansion project along Iron Master Road
- Zinns Mill Road and Rt. 72 (Chester Shoal development area)
- Southern edge of Borough opposite Spring Hill entrance.

WCT

- Route 72/419 intersection
- Commercially zoned properties along Route 72
- Route 72/322 intersection
- Mine Road sewer project
- Land owned by Eastern Enterprises
- Industrially zoned properties along Route 322
- Fairview Golf Course and Schott Farm

NCT

- Springwood site and Route 72 commercial area
- Tuck Business Park
- Royal Oaks, County Club
- Wetlands banking site at Snitz Creek Park
- Meadow Farms – proposed development and park
- Pleasant Hill area
- Wengerts Dairy
- Water/Sewer plants
- Route 422 Streetscape – west of City

NLT

- Route 422 west of city
- Lebanon Rails Industrial Park
- Union Canal Tunnel Park
- Pansy Hill intersection
- GLRA Landfill
- Commercially and industrial zoned lands along Route 72/Old Ebenezer Rd
- Homestead Acres
- Smutzy Property
- Stoever's Dam
- Lions Lake Park
- Ebenzer Elementary School
- Intensive ag district
- Potential Tenaska Power Plant Site
- Township Building/Park
- Briar Lake
- Crossings at Sweet Briar
- Various mobile home parks
- Suzy Street Industrial
- Union Canal Elementary School
- Narrows Glenn development
- Lenni Lenape Park site
- Route 422 east of city
- Pumpkin Ridge industrially zoned site

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

Project Schedule

<i>Months of 2011</i>	<i>J</i>	<i>F</i>	<i>M</i>	<i>A</i>	<i>M</i>	<i>J</i>	<i>J</i>	<i>A</i>	<i>S</i>	<i>O</i>	<i>N</i>	<i>D+</i>
Phase I: Project Kick-off	SC1	tour										
Phase II: Issues and Opportunities (I & O)			SC2	SC3	SC4							
Review of Previous Plans and Policies		♦										
Municipal Survey (staff/officials)		♦										
Interviews		♦	♦									
I & O Exercise				♦								
I & O Report				♦								
(Public) Milestone Meeting 1					♦							
Goals and Objectives Report					♦							
Phase III: Plan Preparation								SC5				
8 Workshops - Future Land Use (2), Transportation, Housing, Community Facilities and Utilities, Natural and Historic Resources, Economic Development, and Open Topic						♦	♦					
Draft Plan Preparation						♦	♦	♦	♦			
(Public) Milestone Meeting 2									♦			
Phase IV: Implementation										SC6	SC7	
Pilot Project Selection										♦		
Implementation Roundtable and Site Tour											♦	
Phase V: Review and Adoption												
Joint Planning Commissions' Public Meeting												♦
45-day Review												♦
Joint Elected Officials' Public Hearing												♦
Deliverables												
Website		♦		♦	♦	♦		♦		♦	♦	
GIS mapping/analysis	♦		♦	♦		♦	♦					
Draft and final documents									♦			♦

SC# - Steering Committee meeting

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

Previous Plans, Studies, and Policies relevant to the regional plan

Title, Date	Location/Source	Relevance
North Lebanon Township		
- Comp Plan	NLT office	Current community dev. objectives
- Park and Rec Plan	Same	Describes 2 parks and 1 future park
- Lenni Lenape Park Master Site Plan	Same	
- Act 537	Same	Shows service area
- zoning	Same	Land use policy
- supplemental SALDO	Same	
South Lebanon Township		
- Comp Plan	SLT office	Current community dev. objectives
- zoning	Same	Land use policy
- Act 537	Same	Shows service area
- Park and Rec	Same	Describes parks/recreation areas
Ideas for additional trails	See Curt	
West Cornwall Township		
- zoning		Land use policy
- Act 537 (cons w zoning map)		Shows service area; 20 yrs old; consistent w zoning
Cornwall Borough	CB office	
- Comp Plan	Same	Current community dev. objectives
- Parks and Rec	Same	Describes parks/recreation areas
H and K Development Plan	Same	
North Cornwall Township		+ working on an official map
- Comp Plan	NCT office	Current community dev. objectives
- Zoning	Same	Comprehensive rewrite underway; draft 2 under review. Considered new techniques, e.g. TDR to protect farmland (declined - issue with farm equity; receiving area already had restrictions); could consider other areas for TDR receiving zones
Act 537		Shows service area
Master Plan for Non-Motorized Trail Connections	website	
OTHER		
Lebanon Valley Rail Trail	LVRT/J Wengert	Already in place in southern municipalities; to be extended thru NLT
The Quittapahilla Watershed Assessment	Quittie watershed association or conservation district	Water resources, riparian protection
Wetlands Banking Program - Site at Snitz Creek Park, NCT	LEBCO MPO Program	Countywide program
PA Economy League CLSD Population/Enrollment Projection (5-7 years old)		Development impacts

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

20 Targeted Stakeholders for Interviews

Name/Group	Specific Topics	Contact
1. School District Representatives (group)	SD perspective on recreational needs/opportunities	Kurt Phillips, John Schlegel, others as needed
2. Recreation Boards	3 municipal group session	NL,NC,CB have board/committee
3. Lebanon Valley Rails-To-Trails	Status of trail development; details to connect trails	John Wengert
4. GLRA	GLRA trail system to tie in with North Lebanon Twp	Mike P., Amy D.
5. LV Chamber (Business People in Community)		Larry Bowman
6. LVEDC (Economic Growth)		Charles Blankenship
7. Leb Valley Tourism Bureau		Dennis Grumbine
8. Lebanon County Conservation District		Chuck Wertz, Karl Kerchner, Steph Harmon
9. Lebanon Valley Conservancy	Land protection, heritage	Tisha Walmer/Kip Kelly
10. Ag Community	Needs of community; protection to continue farming operations. Focus group meeting. Preservation	All Five have interested farmers willing to participate.
11. Municipal Managers (group)	Working together on: MS-4 Recreation Needs, programs, staff Co-op Purchasing/Advertising needs; paving, fuel, stormwater pipe, etc.	4 managers; WC would need an appointee.
12. Police Chiefs (group)	Explore regionalization of services	
13. Fire/EMT Companies	Explore regionalization of services	Various NL – meet 1 st wed of month. SL -1 st Tues. NC – 1 st Tues.
14. LCPD / LEBCO MPO		Kris Troup, Gordie Sheetz, Tom Kotay, Jon Fitzkee/Bob
15. PennDOT – County maintenance, 8-0	State road issues	Dist. 8 – Tom Kotay and John
16. Leb Valley Bike Club		Pat Krebs
17. Surrounding municipal Planning Commissions	Get understanding of planning initiatives/zoning	9 - Mt Gretna, S Annville, Cleona, N Annville, Union, Swatara, Bethel, Jackson, City, W Lebanon
18. City of Lebanon	Services	Mayor Capello/ John B.
19. Developers - H & K, Landmark	Impacts/mitigation, schedule, market	
20. VA Hospital	Community relations, planning	
Public Works/Road Masters	TBD – pending municipal mngrs	Various
Planning Commission Members (group)	Work thru SC then determine need for a specific mtg	
Board of Supervisors/Council Members	Work thru SC for now	

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

Proposed Text for Regional Comp Plan website (notes/hyperlinks shown in red underline)

Cornwall-Lebanon Regional Comprehensive Plan

The municipalities within the Cornwall-Lebanon School District have embarked on the preparation of a regional comprehensive plan. Our regional planning process will continue our history of partnership and improve cooperation among the municipalities, the Lebanon County Planning Department, and the Cornwall-Lebanon School District.

[Prominent listing of municipalities: Cornwall Borough, North Cornwall Township, North Lebanon Township, South Lebanon Township, and West Cornwall Township with links to municipal websites (4)]

The Comprehensive Plan is an important tool that communities can use to define and manage their future. A well prepared comprehensive plan outlines a consensus vision for the community's future and a blueprint for action, investment, and cooperative efforts.

The plan will be prepared in four phases by the appointed Steering Committee. ([link to pdf or html list](#)) The Steering Committee will meet on the first Thursday of the month, beginning March 3rd 2010, at 6:30pm, at the South Lebanon Township Building, 1800 South 5th Avenue, Lebanon.

Citizens of the Cornwall-Lebanon region are welcome to attend the Steering Committee meetings. Time will be reserved at the end of each meeting for public comments.

The following meeting summaries and interim reports will be posted as Adobe PDF files as the process unfolds.

Phase I: Project Kick-off	Jan 31 st Kick-off Meeting Summary Regional Tour Summary	Feb 2011 March 2011
Phase II: Issues and Opportunities (I & O)	March 3 rd SC Meeting Summary Plan Review Summary Interview Summary I & O Report April 7 th SC Meeting Summary May 5 th SC Meeting Summary Public Milestone Meeting 1 Summary Goals and Objectives Report	March 2011 April 2011 April 2011 April 2011 April 2011 May 2011 June 2011 June 2011
Phase III: Plan Preparation	Action Plan Workshop Summaries August 4 th SC Meeting Summary Draft Plan Public Milestone Meeting 2 Summary	August 2011 August 2011 October 2011 October 2011
Phase IV: Implementation	October 6 th SC Meeting Summary Plan Implementation Strategy	November 2011
Phase V: Review and Adoption		TBD
Maps	Study Area Land Use Future Land Use	TBD

Steering Committee Meeting #1

Cornwall-Lebanon Regional Comprehensive Plan

If you have suggestions or questions about the Cornwall-Lebanon Regional Comprehensive Plan, contact your Steering Committee representative ([link](#)) or click here ([link to mbrummer@gfnet.com](#)) to send your thought to the project manager, Michelle Brummer. Please include your address so that we know to which municipality your comment pertains. You may also reach Michelle Brummer by calling 717-763-7211.