

Steering Committee Meeting #4

Cornwall-Lebanon Regional Comprehensive Plan

Summary

Thursday, May 5, 2011

6pm 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	Dewey Yoder	
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
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Public Attendees

✓ Sheila Wartluft	North Lebanon Twp Asst Mgr
✓ Earl Roberts	North Lebanon Twp resident

1. Welcome and Sign-In

See above.

2. Interview Summary

Since the April meeting, the following interviews were completed:

- Lebanon Valley Rail Trail - John Wengert
- 2 Major Developers – Landmark and Haines and Kibblehouse
- The Chamber of Commerce – working on responses to questions
- South Lebanon Township Fire Departments

Michelle verbally highlighted interview results. Outstanding interviews include:

- VA Hospital – Julie to suggest contact person
- Expo Center – Dennis Grumbine

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3. Maps

Michelle hung the map set that has been developed on the wall for review.

- March 2011 (Existing) Land Use
- Generalized Zoning
- Approved and Proposed Development
- Water Resources
- Public Water/Public Sewer Service Areas
- Parks, Trails, and Protected Open Space
- Community Facilities (police, fire stations; municipal buildings; schools and libraries, etc.)

No comments received.

One additional map has been developed and will be brought to the June meeting.

- Development Footprint on Generalized Zoning with Approved and Proposed Developments

The maps will be posted to the project website with completed Issues and Opportunities Report.

4. Issues and Opportunities Discussion – part 2

In advance of the meeting, Michelle distributed a three-page summary of findings from the 30+ page Issues and Opportunities Report under development – attached at end of meeting summary. Some of the 25 potential issues for the regional comprehensive plan have been consolidated.

She overviewed the summary and asked for input on specific findings and issues.

- Three sets of population increases/projections are presented in Table 5: 30-year average, Lebanon County Planning Dept projection (which was highly accurate in its 2010 projection), and build-out of planned developments. She asked for municipal input on the selection or modification of increases/projections.
 - Cornwall Borough suggested that Alden Place would be fully occupied and The Wood and The Preserve projects would be 50% complete.
 - North Cornwall Township indicated that the 30-year average would be the most reasonable projection.
 - North Lebanon Township suggested the 30-year average was too high for a future projection and recommended a number between the 322 resident under build-out of the planned developments and the 561 projected by Lebanon County Planning Dept.
 - South Lebanon Township recommended the same as North Lebanon Township.
 - West Cornwall Township noted that growth would be higher than 2000-2010 – estimating 200 residents could be expected by 2020, as a result of minor developments.
- Municipal public service expenditures were presented on a per capita basis for percentage trends in increasing costs. Michelle asked for input on factors that influenced higher service costs than population increases. Cheri Grumbine and Robin Getz noted that the years sampled included some non-recurring costs, e.g. equipment purchase, as well as a

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change in the distribution of insurance costs among service departments, and thus did not represent a true trend in recurring service costs; some of these costs were offset by grants. Michelle will ask municipal managers to include these types of exceptions in recurring costs in the municipal services survey – to be issued later in May – and revise the text and table.

Cheri Grumbine noted that there are three additional residential developments under construction in North Lebanon Township. Cheri will send data to add to Table 2, Planned Developments.

Robin Getz asked if the declining student enrollment was affected by home schooling or cyber-schooling. Michelle will investigate data.

Cheri and Robin also indicated that public safety personnel per capita used to estimate future needs was higher than the current ratio in the region. Michelle will ask for current ratios in the municipal services survey. Earl Roberts suggested the International Association of Chiefs of Police as a source for recommended personnel to population ratios.

Jeff Steckbeck indicated that more detailed information projected jobs from the construction and operation of The Preserve is available in the Fiscal Impact Study.

Agri-business, e.g. fabrication, was suggested as an addition to the alternative markets for farmers.

In regard to opportunities for walkable communities, Robin asked that the North Cornwall Township Non-Motorized Trail Plan be mentioned.

Michelle will further develop the Issues and Opportunities Report and Draft Goals and Objectives for discussion at the June 7th Steering Committee meeting. The report will be sent in advance of the meeting.

5. Updates on Planning for Milestone Meeting #1

Due to events at the school, the date was pushed to Thursday, June 16. Michelle and her team will present the Issues and Opportunities Report. The team will frame questions for public comment from the audience or from an exit survey for those not comfortable speaking in public.

Michelle has been in touch with the Lebanon Daily News to coordinate an article in advance of the meeting. An event flyer has been posted on the project website, www.cornwall-lebanonplan.com, and distributed for posting on municipal websites. Michelle will email the flyer to interviewees closer to the meeting date.

6. The Next Meeting will be held on June 7, 2011 at 6pm. We will further development of the Issues and Opportunities Report, and complete final planning for Milestone Meeting #1.

Highlights of Issues & Opps – May 3

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The following topics, preliminary and summary findings, and tables are reported in the May 3, 2011 draft of the Issues and Opportunities Report. Use this as your guide to the longer report.

COMMUNITY GROWTH TRENDS

Table 1 Historic Population Change, 1960-2010 – page 2

1. The Cornwall Lebanon region had a resident population of 34,533 persons in 2010. This reflected an increase of 3,723 persons or a growth rate of 12 percent since 2000.
2. These increases continued the steady growth the region has experienced since the 1960s, largely as a result of net in-migration.
3. Population growth in the region has largely been concentrated in North Cornwall, North Lebanon and South Lebanon Townships where land has been zoned for development and utilities have been readily available.

PLANNED COMMUNITY DEVELOPMENT AND PROJECTED POPULATION GROWTH

Table 2 Planned Developments page 4

Table 3 Projected Residents of Planned Developments page 5

Table 4 Projected Residents from Planned Developments by Municipality page 6

4. The developments under construction or approved represent 1,834 more homes that will likely be completed by 2020; those still awaiting approval would add another 1,692 for a total of 3,526 more homes, representing a variety of housing types and target markets. Several of these developments have been under construction for some time. Roughly one-third of the approved homes have already been built or had building permits issued for their construction, as of March 2011, and many of these are already occupied. Economic conditions and the housing market will ultimately determine the rate at which the remaining 2,931 approved homes are built and occupied.
5. More than half of the approved and proposed housing units (2,082 units or 59 percent) are age-targeted, age-restricted or assisted living units
6. These 5,406 projected additional residents would raise the region's population to 39,939 persons and reflect a 16 percent growth rate for the 2010-2020 decade.
7. This projection does not address growth in West Cornwall Township
8. These three methods of projected population increase – 30-year average, projected residents of planned developments, and Lebanon County Planning Department projection – are shown in **Table 5 Projected Population Increases.**

*****For discussion**

IMPACT OF COMMUNITY GROWTH ON PUBLIC AND QUASI-PUBLIC SERVICES AND UTILITIES

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HISTORIC PUBLIC SERVICE EXPENDITURES

Table 6 Per Capita Costs for Select Local Government Expenditures page 10

Table 7 Change in Per Capita Costs for Select Local Government Expenditures page 11

9. Both short and long term trends indicate service expenditures increased for five of the eight services at rates that far exceed municipal population growth rates for the same time period. These services included general administration, police, fire, streets & highways, and parks & recreation, which many would consider among the essential public services provided by local government.
10. Thus, population growth did not correlate directly to municipal service expenditure increases. Other factors, such as changes in services provided and costs of materials, labor and benefits, and regulatory compliance, affected these expenditures more significantly than population change in recent years.
11. Municipal service expenditures have decreased for three service types (solid waste & recycling, libraries, and planning & community development) that are provided or available from the private for-profit or non-profit sector or were not active during the surveyed period.

*****For Discussion**

PROJECTED PUBLIC SERVICE EXPENDITURES

PUBLIC SAFETY

Table 8 Projected Public Safety Impacts page 12

12. Seven additional police officers and five fire fighter and EMS personnel are estimated to serve the projected population increase.

PUBLIC WORKS

Table 9 Projected Public Works (Local Roads) Impacts page 13

13. Planned developments are estimated to add 203 miles of local roads.

LOCAL RECREATION LANDS

Table 10 Projected Local Recreation Land Impacts page 13

14. Applying national standards, the region already has a small deficit of public parkland. Some of the parkland is not yet developed. Projected population growth can be expected to increase the need for public parkland by 41 acres.

IMPACT OF COMMUNITY GROWTH ON THE CORNWALL-LEBANON SCHOOL DISTRICT

15. (From PEL Study) The continued growth in population and housing units was not expected to increase the school district's enrollments, since the number of public school pupils per household steadily declined during periods of previous community growth, and more than

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half of the potential future housing units were designated age-restricted or assisted living units, which would further reduce the pupil per household average across the district.

16. The trend of declining student enrollment also suggests that school district facilities overall have sufficient capacity to accommodate its near-term student population, though it may consider re-distribution of elementary school students to manage class sizes or other alternatives to maintain efficient building use.

PROJECTED ECONOMIC DEVELOPMENT

Table 11 Planned Business & Industry Developments page 16

17. Development of the industrial parks and North Cornwall Commons would not significantly diversify the region's economy. The hotel and restaurants at North Cornwall Commons would expand hospitality services in the region but they would not add new types of services or jobs. The development of the hotel and waterpark at the Preserve, however, would create new services in the variety of hotel and cottage accommodations and the indoor waterpark and would expand the types of job opportunities in this industry.

ZONING CAPACITY FOR FUTURE COMMUNITY AND ECONOMIC DEVELOPMENT

Table 12 Generalized Zoning Capacity page 19

18. Preliminary finding – no need to zone additional land for traditional residential uses.
19. Preliminary finding – CB and WCT will need to revise zoning to accommodate this use or arrange for shared use policy.
20. The region could see more large scale development proposals, such as North Cornwall Commons and the Preserve at Historic Cornwall Village.

*****For discussion**

OPEN SPACE PROTECTION

Table 13 Agricultural Land Use, Security Areas, and Preservation page 22

OPPORTUNITIES FOR INNOVATIVE DEVELOPMENT

WALKABLE MIXED USE NEIGHBORHOODS

Opportunities by Municipality page 23

CONSERVATION SUBDIVISION

Opportunities by Municipality page 24