

# Steering Committee Meeting #5

Cornwall-Lebanon Regional Comprehensive Plan

## Summary

Thursday, June 2, 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.

Michelle hung the additional map not presented in May on the wall for review. No comments received.

- 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.

## 2. Issues and Opportunities Discussion – part 3

In advance of the meeting, Michelle distributed a five-page update of findings from the 30+ page Issues and Opportunities Report under development – attached at end of meeting summary.

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## Cornwall-Lebanon Regional Comprehensive Plan

She overviewed the update, highlighting revised sections, and asked for input on issues not discussed in May. Members suggested the following revisions

- Ongoing open space protection for the LVRT - 2 properties under consideration for easement.
- Multiple suggestions for traffic and congestion locations
- Multiple peer/feasibility studies done on police consolidation in the past; the most recent was 6-8 years ago. Sharing of labor contracts has increased consistency in wages structures.
- Recognize the potential risk of Marcellus Shale drilling in the CoLA reservoir watershed to public water supply. Previous community efforts stopped the permitting of a landfill in the watershed.
- Include available data on living wage jobs projected from planned economic development.

Michelle will finalize the draft Issues and Opportunities Report and distribute for final review.

### 3. Updates on Planning for Milestone Meeting #1

Michelle presented a presentation outline for the meeting. She will add specific findings and photographs to illustrate the issues. Members suggested emphasis on:

- the interviews
- student enrollment decline in contrast to population growth
- questions for discussion to explore
  - the valued or essential character of the region
  - marketable features
  - landmarks

Michelle met with the Lebanon Daily News and an article was published on 6/1/2011. An event flyer has been posted on the project website, [www.cornwall-lebanonplan.com](http://www.cornwall-lebanonplan.com), and distributed for posting on municipal websites. Michelle will email the flyer to interviewees closer to the meeting date. Members suggested a radio interview with WLBR and a Merchandiser advertisement.

4. **The Next Meeting** will be held on August 4, 2011 at 6pm. We will begin discussion of goals and alternative approaches to the issues and opportunities.

# Highlights of Issues & Opps – June 2

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## Cornwall-Lebanon Regional Comprehensive Plan

The following items are updates to the May 3, 2011 draft of the Issues and Opportunities Report.

### A Growing Region

1. The region's population density (521 persons per square mile) was higher than that of Pennsylvania (284 persons per square mile), classifying it as **an urban area**.

### *Development and Open Space*

2. While population density suggests an urban character, development and open space patterns reveal greater complexity in the region's character. **Open space land uses occupy** nearly 30,000 of the region's 42,430.55 acres, or **69.7 percent**.

### Open Space Protection

3. The Lebanon County Agricultural Preservation Board and the Lebanon Valley Conservancy have protected **nearly 5,600 acres of open space** from all future development. In addition, **approximately 2,690 acres of forest land are protected** by public ownership or managed by private outdoor sportsman's clubs.

### A Rural Transportation System in a Diverse Region

4. Transportation infrastructure in the region consists of the street and highway network serving motorized and non-motorized (bicycle and pedestrian) travelers; Norfolk Southern's Harrisburg Line; transit service provided by Lebanon Transit; and sidewalk systems in a limited number of neighborhoods. The Lebanon Valley Rail Trail passes through the region, offering a daytime transportation and recreation corridor. And, there are no public aviation facilities. **These facilities are typical of a rural transportation system, however they are increasingly inadequate for the needs of this much more diverse and still growing region.**
5. **Highway traffic volumes and congestion occurrences have increased. Anecdotally,**
  - a. Route 422
  - b. Route 72 next corridor to for congested corridor improvement analysis/program; 9<sup>th</sup> and 10<sup>th</sup> Streets bridge construction project is underway
  - c. Evergreen Road to Rocherty Road
  - d. Pansy Hill
  - e. Other notable locations?
6. The Lebanon Valley Bicycle Coalition has been most vocal regarding **travel safety on streets and highways**.
7. **Early suggestions to be considered in the plan**
  - Operational synchronization of Route 72 signals
  - Reconstruction of Zinn's Mill Road bridge, which would require study of road/shoulder and intersection conditions and associated improvements related to connecting roads
  - Other potential interconnections within areas zoned for development
  - Shoulders widened within existing right-of-way

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## Cornwall-Lebanon Regional Comprehensive Plan

- Bicycle/Pedestrian facilities along Route 422, esp at Lebanon Valley Mall; throughout the contiguous developed portions of the region

8. Norfolk Southern's Harrisburg Line serves the Lebanon Rail Business Park. Of the three current businesses, **only Valspar utilizes the rail line for shipping.**

## Evolving Public Service Needs

### Police

9. Four municipal police departments serve residents of all five municipalities in the region. West Cornwall Township contracts with Cornwall Borough for police services. **In 2005, these departments employed a total of 33 officers and staff, or a ration of 1.1 per 1,000 residents.** By 2010, X departments had increased their force numbers, raising the regional total to X, and the regional ratio to 1.X.

**Local police service was adequate** per the public and officials' surveys conducted for the 2007 Lebanon County Comprehensive Plan. **The cost of local police services, however, was and remains a concern** among local officials and municipal staff. Police service was the largest expenditure in four of the five municipal budgets in 1990, 2000, and 2008. Percentage increases over this time period ranged from 136 percent to 510 percent. The total cost of staff, insurance, health care, equipment, training and facilities consumed an average of 25 percent of the municipal expenditures in 2008.

### Fire Protection

10. # volunteers serve in eleven fire companies, providing fire protection and related services to citizens of the region.

**Fire departments were highly rated** by the public and officials' surveys for the Lebanon County Comprehensive Plan. At that time, the public expressed interest in further cooperation or consolidation of fire protection organizations.

## Trends in Public Safety Services

11. Interviews with the police chiefs and fire companies revealed that calls for police and fire protection services have increased as the population of the region has grown. Anecdotally, police calls are concentrated in more urban areas and in response to reported theft and property crime, not serious or violent crimes. False alarms initiated by automated security systems have been the primary source of increased calls for fire protection service.

**Police department facilities and equipment were reported as fair with the exception of South Lebanon Township, where a building expansion is planned to provide a new and expanded space for its force.** Fire companies reported no significant concerns with their facilities. Leasing of social halls, e.g. to caterers, has provided some of these volunteer service organizations with revenue for facility maintenance, equipment, and other needs. They did, however, express concern for the increasing occurrence of the two emergency communications frequencies being used simultaneously, making clear communications among responders to multiple incidents difficult.  
**The police suggested shared enforcement of state law across all jurisdictions.**

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Cornwall-Lebanon Regional Comprehensive Plan

## Regional Infrastructure

### *Public Water Supply Systems*

12. The City of Lebanon Authority (CoLA) provides public water service to about 57,000 people in the central and eastern urbanized areas of Lebanon County, including # in the Cornwall-Lebanon region.
13. Confirm plant capacity, current average rate/available capacity to serve planned development and future development
14. **Need for long-term water supply planning and its consistency with State Water Plan**
15. **There are a few small community water systems in the region: Countryside Mobile Home Park, Gretna Springs, Quentin Water Company, Sycamore Hill, and Timber Service Corporation.**

### *Waste Management (Disposal and Recycling)*

16. Municipal waste management services vary across the five municipalities of the region. Yet all county-generated waste is disposed at the GLRA landfill.

Trends analyzed for the 2000 Lebanon County Solid Waste Management Plan indicated that solid waste generation is increasing faster than residential and employment growth.

## Planned Development And Associated Impacts

17. The developments under construction or approved represent 1,947 more homes that will likely be completed by 2020; those still awaiting approval would add another 1,692 for a total of 3,639 more homes, representing a variety of housing types and target markets. Several of these developments have been under construction for some time. As of March 2011, one-third of the approved homes has already been built or had building permits issued for their construction and many of these are already occupied. Economic conditions and the housing market will ultimately determine the rate at which the remaining 2,995 approved homes are built and occupied.
18. ... Upon completion of these planned developments, these 5,497 projected additional residents would raise the region's population to 40,030 persons and reflect a 16 percent growth rate for the 2010-2020 decade.

### *Population Projections*

19. Cornwall Borough will experience a marked increase in its resident population by 2020. Alden Place will in all likelihood be completed. The Woods and the Preserve will be in the mid to latter phases of construction, estimated at 50 percent complete. **An increase of 1,010 residents is projected.**
20. Completion of Greystone Crossing and the Lebanon Valley Catholic Homes will provide units for 565 residents in North Cornwall Township. The remaining proposed developments have only begun the plan development and review process; perhaps 25 to 30 percent of these will be completed by 2020. **This approach yields a total similar to the 30-year trend for the township – 1,060 additional residents by 2020.**
21. North Lebanon Township expects that all five of the planned developments will be completed by 2020. Additional subdivisions and small-scale developments may occur, but the overall growth rate is expected to slow. An average of the planned development build-out and the county planning development figures was selected — **490 additional residents.**

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## Cornwall-Lebanon Regional Comprehensive Plan

22. South Lebanon Township expects that the majority of the seven planned developments in the township will be completed by 2020. Again, an average of the planned development build-out and the county planning development figures was selected—**940 additional residents**.
23. 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 Stoberdale area. **An increase of 200 residents is projected.**

Table # Projected Population Increases				Projected Residents of Planned Developments			Selected Population Projection
Geographic area	Population Change			30 Year Average	2006 LCPD Projection		
	1980-1990	1990-2000	2000-2010	1980-2010	Build-out	2010-2020	
Lebanon County	5,229	6,516	13,241	8,329	n/a	9,393	n/a
CLSD Region	2,920	3,485	3,723	3,376	5,497	2,650	38,033
Cornwall Borough	578	255	626	486	1,694	497	5,122
N Cornwall Twp	485	1,537	1,150	1,057	2,384	695	8,613
N Lebanon Twp	1,398	888	800	1,029	413	561	11,919
S Lebanon Twp	60	892	1,080	677	1,006	875	10,403
W Cornwall Twp	399	(87)	67	126	-	22	2,176

24. These figures result in a **projected increase of 3,500 residents by 2020** and a total regional population of 38,033.

## Job Creation and Diversity

25. Planned economic development is projected to support short-term construction jobs and **3,755 permanent jobs in the region**.

## Impact to Public Service Expenditures – some figures pending municipal survey responses

26. Emergency and safety impacts of the increased residential demand can be estimated as the number of additional personnel needed and the increase in costs, e.g. wages. Personnel estimates can be based on the current ratio of sworn and total full-time personnel to residents, or on an average ratio representing a broader range of communities, public safety departments, and services. Likewise, estimated expenditures for wages can be based on current local budgets, or a broader basis. **It is important to note that these estimates should NOT be used as the basis for staffing decisions. They are intended to provide a figure for locally based discussions of personnel in relation to reliable, current data that defines local needs.**
27. The 2010 ratio of (sworn) police personnel per 1,000 residents in the Cornwall-Lebanon region was \_\_\_ per 1,000 residents (1.1 in 2005). Municipal ratios ranged from \_\_\_ to \_\_\_ per 1,000 residents. These figures were all below the state average of 1.5 sworn personnel (and 1.7 total full-time employees) per 1,000 reported by the 2004 Census of State and Local Law Enforcement Agencies conducted by the Bureau of Justice Statistics, the statistical agency of the U.S. Department of Justice.

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28. The 2010 ratio of active fire fighters per 1,000 residents in the Cornwall-Lebanon region was \_\_\_ per 1,000 residents. Municipal ratios ranged from \_\_\_ to \_\_\_ per 1,000 residents. The Planner's Estimating Guide recommends 1.43 fire and emergency medical services (EMS) personnel per 1,000 residents for the Mid Atlantic region of the United States. , There is no median salary for fire fighters in the region, since all are volunteers in their service, training and readiness, and fundraising efforts.