

Steering Committee Meeting #3

Cornwall-Lebanon Regional Comprehensive Plan

Summary

Thursday, April 7, 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		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
✓ Steve Danz	Cornwall Borough, Manager

1. Welcome and Sign-In

See above.

2. Interview Summary

Since the March meeting, the following interviews were completed:

- Lebanon County Planning Dept – Kris Troup
- Lebanon Valley Bicycle Club – Pat Krebs and 6 members
- Lebanon County EC – Charles Blankenship
- Agricultural Community – 4 farmers at a focus group, plus input from 1 other farmer
- City of Lebanon – Mayor, Community Development, and Public Works

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Michelle distributed an updated summary of interview results. Recent additions were underlined. Outstanding interviews include:

- The Chamber of Commerce – Larry Bowman
- LVRT - John Wengert
- 2 Major Developers
- VA Hospital
- Several Fire/EMT Companies
- Expo Center – Dennis Grumbine

Joe Lescisko asked if the interviews had found that the region had qualified applicants for new and anticipated jobs, e.g. at the VA Hospital, the Lebanon Valley Business Park, etc. Julie Cheyney stated that the regional plan for the Annville-Cleona region found qualified personnel to be lacking and efforts to provide/expand training relevant to local jobs were being considered by the school district. Michelle will add this to the list of questions for Larry Bowman and the VA Hospital and check with the LVEDC as well.

3. Land Use Analysis

At the March meeting and through subsequent exchange, the steering committee provided updates to the 2006 land use data acquired from Lebanon City/County GIS to bring the map current to March 2011. More than 100 updates were made, improving the accuracy and the currency of the data.

Michelle raised two items of note.

1) Farmsteads are classified separate from fields, woodlands, and poultry houses. This distinction was made in the county planning process in support of the preservation of historic structures, including farmhouses, barns, and outbuildings. These structures are therefore shown as low density residential and counted as part of the developed land footprint. This item had no discussion among the Steering Committee.

2) Three of the four golf courses in the region are privately owned and operated as commercial businesses: Fairview, Royal Oaks, and Iron Valley; the fourth, the Lebanon County Country Club, is publicly owned. Three are currently classified as commercial land uses. However, these sites have very few developed structures, look more like open space, and function as quasi-public recreational lands, i.e. the public can gain access for a fee. This item had some discussion, since the lay person would view the land use as primarily recreational. The commercial or business aspect is relevant to the tax base composition. The open space and limited development aspects are relevant to future land use policies. Given interest in retaining open space, the 656.2 acres of golf course land will be changed to recreational. The future land use policies for the entire region will be discussed after further analysis.

Michelle shared an initial tabulation of the land use distribution in acres by municipality and a second tabulation by developed land use types and open space types. She indicated that the development footprint and anticipated development will be compared to municipal zoning to determine the remaining development capacity in the region. This analysis is underway for North Lebanon Township, as shown on one of the meeting maps.

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In a post-meeting email, Kip Kelly indicated that several other developments not shown on the initial table are under construction or pending in North Cornwall Township:

Catholic Homes - 200 more units to be built

Old Luthercare property - 165 units

Royal Oaks (convert golf course to housing – still in the Conditional Use process) - 100+ units

4. Issues and Opportunities Discussion – part 1

Michelle distributed a four-page outline of issues and opportunities identified by the RFP, the regional tour, interviews, and the municipal plan review. The outline lists 25 potential issues for the regional comprehensive plan to address and the kinds of data needed to validate and characterize these issues. This outline would serve to develop the issues chapter of the regional plan as well as the first public meeting.

The Steering Committee spent several minutes reviewing the outline.

1. Several members commented that the list was thorough and complete.
2. Earl Roberts asked if growth in the region would acknowledge the age distribution of residents in 2020. Michelle indicated age distribution data from the 2010 census is not yet available. Data from the American Community Survey and the 2004-2005 school district enrollment projection study would be the best available sources.
3. Cornwall Borough is not large enough for a mandated recycling program; however, the borough's voluntary program generates high resident participation.
4. The Adult LIFEcenter, scheduled to open in the City of Lebanon in the Fall, is another example of the kinds of services that cater to older residents.

Michelle intend to complete the Issues and Opportunities Report and Draft Goals and Objectives for discussion at the May 5th Steering Committee meeting. The report will be sent in advance of the meeting.

5. Initial Planning for Milestone Meeting #1

Per the Scope of Work: Our Team will present the Issues and Opportunities Report to elected and appointed officials, municipal staff, regional stakeholders, and the public at large in Milestone Meeting 1. This will be an important time to bring all community leaders up to date on the scope and preparation of the Plan. It will also serve as a transition point from current conditions to desired change. We will use the Draft Goals and Objectives to validate the issues and opportunities and the direction that the region should take in improving the physical conditions of the region.

Michelle and her team will present the Issues and Opportunities Report and the Draft Goals and Objectives. The team will frame questions for public comment from the audience or from an exit survey for those not comfortable speaking in public.

Michelle will contact Kurt Phillips to coordinate a date, time, and room location. May 18, 19 and 25 were considered. Advertisement will be placed in the Lebanon Daily News (possibly

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Cornwall-Lebanon Regional Comprehensive Plan coordinated with an article in advance of the meeting). Michelle will develop a flyer for posting on the project website, www.cornwall-lebanonplan.com, and on municipal websites, and emailing to interviewees. She will also look into an ad in the Merchandiser.

The Next Meeting will be held on May 5, 2011 at 6pm. We will review the Issues and Opportunities Report and Draft Goals and Objectives, and complete final planning for Milestone Meeting #1.