

Steering Committee Meeting #6

Cornwall-Lebanon Regional Comprehensive Plan

Summary – revised August 23, 2011

Thursday, August 4, 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	Planning Commission, West Cornwall Twp
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	✓ Ted Martin	Resident, West Cornwall Twp
✓ Earl Roberts	North Lebanon Twp resident	✓ Vic Boyko	Resident, West Cornwall Twp
✓ Ben Wiley	Planning Commission, West Cornwall Twp	✓ Jody Boyko	Resident, West Cornwall Twp
✓ Gene Otto	Resident, South Londonderry Twp	✓ Raymond Dorsch, Jr.	Planning Commission, West Cornwall Twp
✓ Mike Allwein	Resident, West Cornwall Twp	✓ Robert Kline	Planning Commission, West Cornwall Twp
✓ Pat Allwein	Resident, West Cornwall Twp		

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1. Welcome and Sign-In

Michelle Brummer welcomed committee attendees and public guests to the meeting. She indicated that she had been contacted by several individuals, some of whom were in the audience, about potential rezoning in the planning region. She had made them aware of the Regional Comprehensive Plan Steering Committee meeting and told them they may attend and make a public comment at the appointed time.

She also said that this meeting will begin to transition the planning effort from issue identification to plan development. The next several meetings will be work sessions or workshops with less presentation material and more small group discussion activity.

2. Feedback on Milestone Meeting #1

The presentation and public comments are posted on the website, www.cornwall-lebanonplan.com/documents/CL_PublicMtg1PresentationPublicComments.pdf. See pages 40-49 for public comments.

Committee feedback:

- Location, facility – good
- Turnout – low, disappointing
- Presentation – good; posting to the project website shows transparency in the process and enables folks to jump in and get up to speed on the discussion
- Public Comments – few public in number; genuine concerns expressed

Michelle's summary:

What are the essential qualities of this region that should not change? 1) agricultural land sufficient for ag industry, 2) (historic) villages with distinctive development pattern and scale, 3) quality of life (convenience, reliability of service and infrastructure)

What issues and opportunities affect you today? What might affect you in the future? QOL still good today but 1) loss of identity in development location and character, 2) loss of certainty/predictability of future use/character in zoning

What do you think the plan should address? 1) development located in serviceable areas and fit/buffered into neighborhood, 2) more resident/worker transportation options (in serviceable areas), 3) greater open space protection, 4) better water conservation in use/consumption and stormwater management, 5) employment and restaurant opportunities, 6) "enforce" quality of life, including best solutions by municipality

3. Strategic Goals – 1st draft for initial input

Michelle provided a supplemental handout with a first draft of goals for the regional comprehensive plan. She asked for the committee's impressions. Joe asked for emphasis on innovation and best practices, and later for the addition of a goal addressing recreation. Michelle said that the committee would revisit the goals for further additions and revisions as the plan develops.

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1. Balance urban/suburban development with rural/open space conservation
2. Increase/expand mixed-use nodes, especially employment-generating uses
3. Encourage/require development to “fit” with local character
4. Diversify transportation options and improve circulation (flow, access), especially in urban/suburban development areas
5. Build and maintain (economically, environmentally) sustainable infrastructure
6. Determine public service quality locally, implement service most efficiently (independently or regionally)
7. Interconnect neighborhood, community and regional destinations through pedestrian and bicycle systems (sidewalks/streetscapes, bike lanes, off-road trails)
8. Be proactive, be fair

4. Future Land Use – part 1 of 2

Michelle introduced several land use related topics for which she needed municipal input and asked each municipal group to work together on a response. For this portion of the meeting, Michelle referred to the handout and to a set of tables (second handout). The tables show calculations for each generalized zoning district and comments on the need or excess capacity in each.

4.1 Zoning Capacity and Needs

Using the tables and the comments on development capacity, Michelle asked committee members to identify on a map where zoning districts could be re-assigned to provide sufficient capacity. The committee has expressed interest in sharing uses, which may reduce the need for zoning district revision. Michelle requested that each municipality provide a “plan B” for the uses they need to accommodate in the event that use-sharing is ultimately not approved.

4.2 Where to Balance Development and Open Space

- Where to adjust Planned Development Areas (for intensive, infrastructure-served uses) to accommodate most projected development
- Where to adjust Planned Open Space Areas (for non-intensive uses) to sustain agricultural, forestry, and very low density development

Michelle had copies of a map showing various “edges” between areas planned for development and planned for open space (by municipal zoning, by water/sewer availability (at least one), and by county planning). She asked committee members to look for locations where these “edges” differ and suggest a single 10-year planned development/open space boundary.

In fact, these edges are quite similar. The map also shows that most existing development and most anticipated development are located within the current planned development area. Portions of Creekside and Shadowcreek are two of the most notable exceptions.

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Cornwall Borough

1. Sewer only is available in the vicinity of the agricultural district between Route 419 and Cornwall Road (an open space area)
2. The Preserve at Historic Cornwall is planned as an open development. Only the core area may be appropriate for inclusion the planned development area. Water/sewer service areas will be more limited than shown.

North Cornwall

3. Lands between Rocherty Road and the boundary with West Cornwall are traversed by a utility main but not intended for local service.

North Lebanon

4. LCPD “edge” excludes nature parks and conservation areas, e.g. Stovers Dam and Tulpehocken Creek floodplain, within the overall developed and planned development area
5. Water/sewer should align to municipal zoning boundaries in the Grace Ave and Jay Street areas.

South Lebanon

6. LCPD edge excludes the quarry between Route 422 and the NS rail line.

West Cornwall

7. Sewer along Butler Road was mandated by DEP not by municipal zoning.
8. Future zoning of R-1 district along Zinns Mill Road and appropriateness of water/sewer service is TBD.

4.3 Parcels of Interest, specifically unprotected, underutilized parcels within the Planned Development Area

Michelle provided a table with “parcels/locations of interest,” e.g. as identified on the field tour, along with several alternative land uses including other desired uses that the committee has discussed: Business office; and Mixed-use Neighborhood (Traditional Neighborhood Development, TND; Transit-Oriented Development, TOD, if coordinated with transit service). She asked each municipal group to give feedback on preferred or not preferred alternatives.

Parcels/Locations	Alternatives	Pros/Cons, If/then
1. Route 72 corridor from Rocherty Rd to Quentin, and specifically: Fairview Golf Course , 180 acres zoned R1 in past years with little expectation for development; township looking for realistic zoning alternative to minimize development impacts, if development occurs; used by locals for hiking in off-season; Shott farm , also zoned as R-1. Length of the cul-	<ul style="list-style-type: none"> ▪ No change – Ag in NCT, R1 in WCT ▪ Ag in NCT, <i>Ag in WCT</i> ▪ Ag in NCT, <i>Ag in WCT with low density residential (R1-like) as conditional use</i> ▪ <i>R1 in NCT, R1 in WCT</i> ▪ <i>Conservation Design technique required (applicable to Ag or R1)</i> 	<p>WCT – possible</p> <p>WCT – possible</p> <p>WCT – preferred with commercial frontage along Route 72</p>

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Parcels/Locations	Alternatives	Pros/Cons, If/then
de-sac will limit the amount of development permitted to be built		
2. Lebanon Country Club , which is zoned R1 and would yield approximately 300 homes if developed; additional farms in this area zoned R1	<ul style="list-style-type: none"> ▪ No change – currently R1; proposed by draft ordinance as Rural Residential ▪ <i>Ag</i> ▪ <i>Conservation Design technique required (applicable to Ag or R1)</i> ▪ <i>Business Park/Campus</i> ▪ <i>Mixed Use (Res/Com)</i> 	
3. Industrial zoned land along Route 72/Heilmandale Rd , includes 110 acre tract owned by Hershey Bare, which was the potential site of a 1.5Msf warehouse; deterred by economic downturn	<ul style="list-style-type: none"> ▪ No change – Ind ▪ <i>Revised Ind (narrow permitted uses)</i> ▪ <i>Ag</i> ▪ <i>Low Density Res</i> ▪ <i>Light Ind/Office (no heavy, no logistics)</i> ▪ <i>Office Park/Campus</i> ▪ <i>Mixed Use (Res/Com)</i> 	<p>NLT – possible</p> <p>NLT – possible</p> <p>NLT – possible</p>
4. 422 E Industrial District/Pumpkin Ridge , a 37.23 acre property along Prescott Drive, zoned industrial with a large stone parking area; previously used as an overflow parking area for Manheim Auto Auction; now mostly used for storage of vehicles	<ul style="list-style-type: none"> ▪ No change – Ind ▪ <i>Revised Ind (narrow permitted uses)</i> ▪ <i>Light Ind/Office (no heavy, no logistics)</i> ▪ <i>Office Park/Campus</i> ▪ <i>Mixed Use (Res/Com)</i> 	<p>No current utilities</p> <p>Is ag a feasible option?</p>
5. Jay Street/Smutzy’s Property , a 288 acre private tract used for hunting; zoned agricultural with unknown soil suitability for infrastructure	<ul style="list-style-type: none"> ▪ No change – Ag ▪ <i>Low Density Res (no water/sewer)</i> ▪ <i>Conservation Design technique</i> 	<p>Is industrial a feasible option?</p>
6. Avon – blight concern	<ul style="list-style-type: none"> ▪ No change – R1 ▪ R2+ ▪ <i>Mixed Use</i> 	<p>Flat land and stormwater management are primary barriers to any redevelopment</p>
7. Hebron – blight concern	<ul style="list-style-type: none"> ▪ No change – R2 ▪ R3+ (<i>higher density</i>) ▪ <i>Mixed Use</i> 	<p>Parking is needed to support commercial use/redevelopment.</p>

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Parcels/Locations	Alternatives	Pros/Cons, If/then
		Some buildings have been removed to create parking lots.
8. South side of Route 422 east of Avon		Commercial (frontage)

4.4 Requests for Re-zoning – Committee members brought pending requests for re-zoning to the meeting for regional awareness. Michelle asked that they provide site location, size, and current and requested zoning in a table format.

Formal and informal rezoning requests

1. NLT **Horst** 13 ac along PA 72; zoned C2; informally discussed as R2 (for townhouses similar to Elder Care)
2. NLT **Marks/Fisher/Mace** – 133 ac along Water St; zoned Ag; filed request for R1 and C2A
3. NLT **Tenaska** Power Plant along PA 343; zoned Intensive Ag; informal discussion of potential use but no discussion to date of rezoning
4. WCT **Cornwall Associates** 10 ac along PA 72; zoned R2; requested C2
5. WCT **Eastern Enterprises** & Heisey Tract 90.5 ac along Route 117; zoned Residential Forest; requested R1 and R2
6. WCT **Abe Harounzadeh** 8 ac; zoned C-2; requested R-2
7. WCT **Todd** 15+/- ac ; WCT **Nelson** 15+/- ac; WCT **Withers** 10+/- ac along Old Mine Rd; zoned Forest; requested Residential Forest (smaller min lot size w/sewer)
8. SLT tract, northside of Wilhelm Avenue; zoned floodplain; requested R1 and R2 after delineated floodplain area was reduced
9. CB Chester Scholl 41 ac; zoned Ag; expressed interest in residential and farmer’s market uses; no specific zoning requested

NCT **Royal Oaks Golf Course** 140 ac along Oak/Royal Rds; zoned Ag; has requested applied for conditional use (not rezoning), a Residential Retirement Overlay

4.5 Other factors, guidance needed for municipalities? What else do we need to know?

NCT: appropriate placement for uses not currently addressed by ordinance, e.g. manufacturing, adult use, mobile home parks, and commercial recreation (amusement parks, race tracks, etc.)

5. Framework for other Plan Development Sessions

The scope of work outlines seven more plan development sessions: Transportation, Housing, Community Services, Natural and Historic Resources, Economic Development, and Open Workshop (TBD). Michelle highlighted the integrated nature of the region’s issues and suggested that the planning process proceed with transportation and community services, possibly spending two or portions of two sessions on these topics, and re-evaluating use of other sessions from there. She also suggested that the committee meet every two weeks during this plan development period for greater continuity in thinking about these inter-related topics.

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6. Public Comment

Michelle restated that several people in the audience were present to observe and make a public comment on rezoning requests. She mentioned three emails she received regarding the recent request of Eastern Enterprises/Heisey Tract to rezone land in the Mt. Gretna area:

1. Lebanon Valley Rails to Trail stating site design concerns to minimize future conflict with the existing rail trail.
2. Pat Allwein stating concern for the impact of hundreds of new residents on the solitude and noise level, small roads, historic buildings, (tree) canopy, native animal and plant populations and creek.
3. Evelyn Koppel stating concern for the “ecologically sensitive land which needs regulation to protect and preserve its environmental integrity for future generations” (quotation uncited); historical structures; already serious parking problems; negative impact of further traffic and congestion on 117 and the designation as a Chautauga scenic trail.

A copy of another email from Jodi Swisher (not able to attend) to Evelyn Koppel was provided in person by Pat Allwein, stating objection to the rezoning request and noting the potential impact/change to the character of the area where “people come to experience a trip back in time” such as traffic lights, tree-lined streets with shops and businesses.

Michelle then allowed the public to comment.

1. Gene Otto said that he did not understand why the comprehensive plan was considering rezoning requests. He understood the planning process as a time to evaluate current zoning capacity and infrastructure.
2. Pat Allwein noted the unique historic character of the area, the tree canopy, and the wildlife, in addition to her letter.
3. Mike Allwein expressed concern that if this rezoning were approved, others might follow with no endpoint.
4. Ted Martin echoed the Allweins concerns and noted that “planning decisions create a legacy.” He asked that the committee consider the uniqueness of the area, as already identified by other individuals.
5. Jody Boyko expressed concern for potential impacts and asked that the land be kept to enjoy.
6. Robert Kline stated that the proposal and construction of Gretna Springs has occurred while he has lived in West Cornwall Township. He noted that Gretna Springs was opposed by Advocates of Governor Dick yet the development has not had significant impact on the community.

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During this portion of the meeting, there was also discussion about West Cornwall Township's request for Michelle's opinion on the rezoning requests before them. Michelle stated that she was first contacted about a single property and other properties followed. These requests for rezoning are of interest to the planning effort, as an indication of private sector interest in development types/uses, locations, and need for water/sewer service. They are being considered, especially when located within planned development areas, among other data in preparing recommendations to address development capacity.

However, in light of the multi-municipal ownership of the project and the consultant agreement in place, municipalities should not expect a detailed response or recommendation from Michelle (Gannett Fleming) under the current contract. If an opinion is desired about a particular rezoning request, municipalities may contract with Gannett Fleming separately.

7. **Next Meetings – tentative schedule; all meetings at South Lebanon Township at 6pm**
- August 18 – 2 Plan Development Sessions: follow-up to Future Land Use and Transportation
 - September 1 – 2 (concurrent) Plan Development Sessions: follow-up to Transportation (as needed) and Community Services
 - September 15 – 2 (concurrent) Plan Development Sessions
 - October 6 – First Draft Recommendations
 - November 3 (or 17) – Public Milestone Meeting #2, to be scheduled at the Cedar Crest High School
 - December 1 – Review Draft Plan