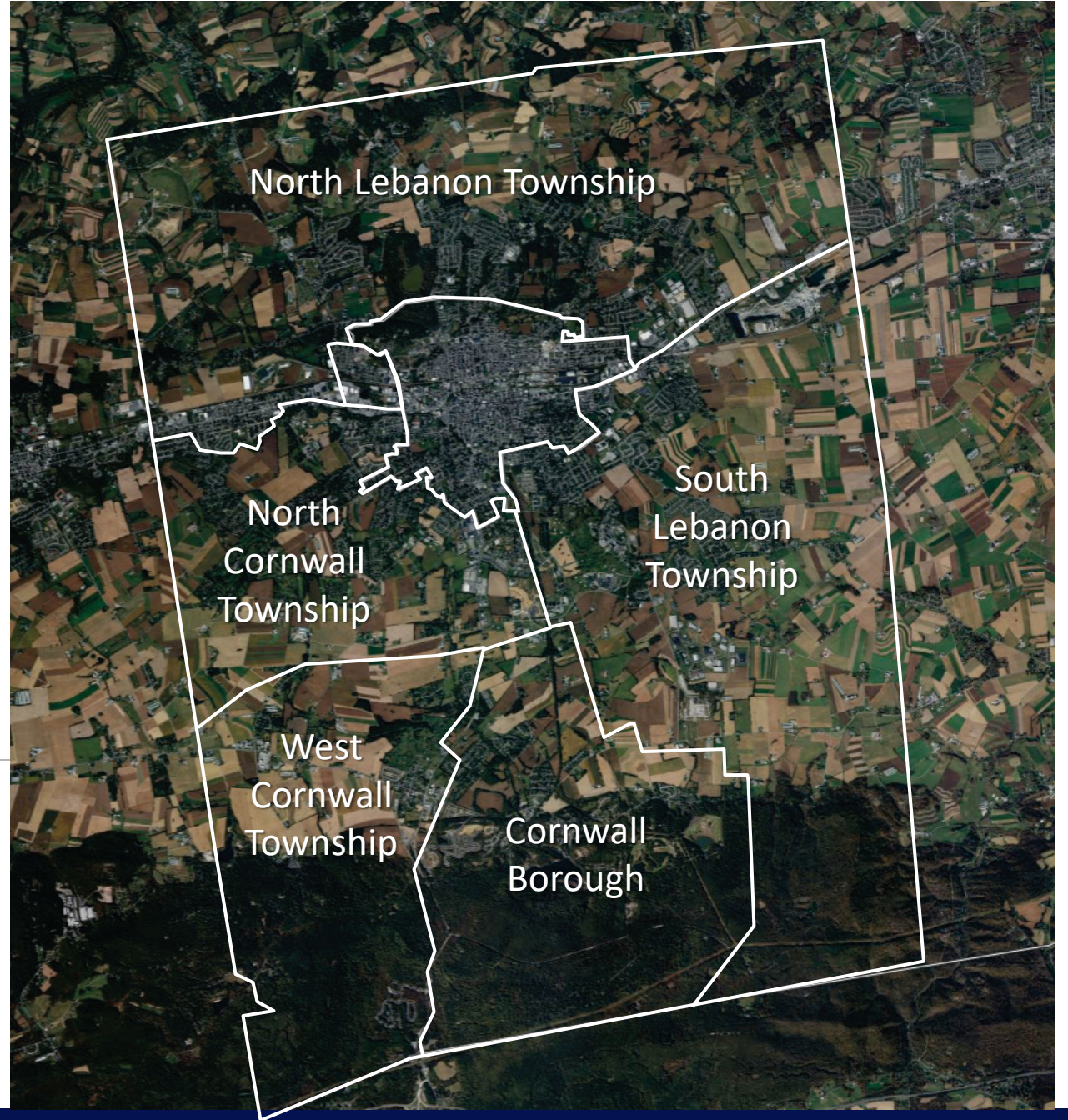


# PUBLIC MEETING

CORNWALL-LEBANON  
REGIONAL PLAN UPDATE

SEPTEMBER 18, 2024



# Meeting Overview

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What and Why about the Regional Plan

The Region

Regional Changes, 2012-2023

Outlook to 2035+

Draft Community & Economic Development Goals

What's Your View

Upcoming Steps toward Adoption

# What this Plan is for

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A 10-year plan for the community and economic development.



A policy plan for aligning **land use, housing, infrastructure, and community services** to balance quality of life and cost of living.

Officially titled the **Comprehensive Plan** for its broad, integrated view.

# A Regional Plan

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**Why these 5?** These municipalities comprise the Cornwall-Lebanon School District.

They prepared and adopted a regional plan in 2013.

**Why update now?** 10 years has passed.

Market conditions have changed.

Citizens and officials have changed.

There are new concerns about development and quality of life.

**Cornwall Borough**

**North Cornwall Township**

**North Lebanon Township**

**South Lebanon Township**

**West Cornwall Township**

# What's Involved in the Plan Update

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Benchmark current conditions and trends, e.g.,

- Land use patterns
- Housing supply
- Community services, local and shared
- Natural and historic resources
- Municipal development regulations

Revisit goals and objectives; revise, as needed

Assess conditions and trends as strengths and weaknesses toward development goals

Update/Identify new actions to manage conditions toward the goals

Assemble plan for review and adoption



## Local Context

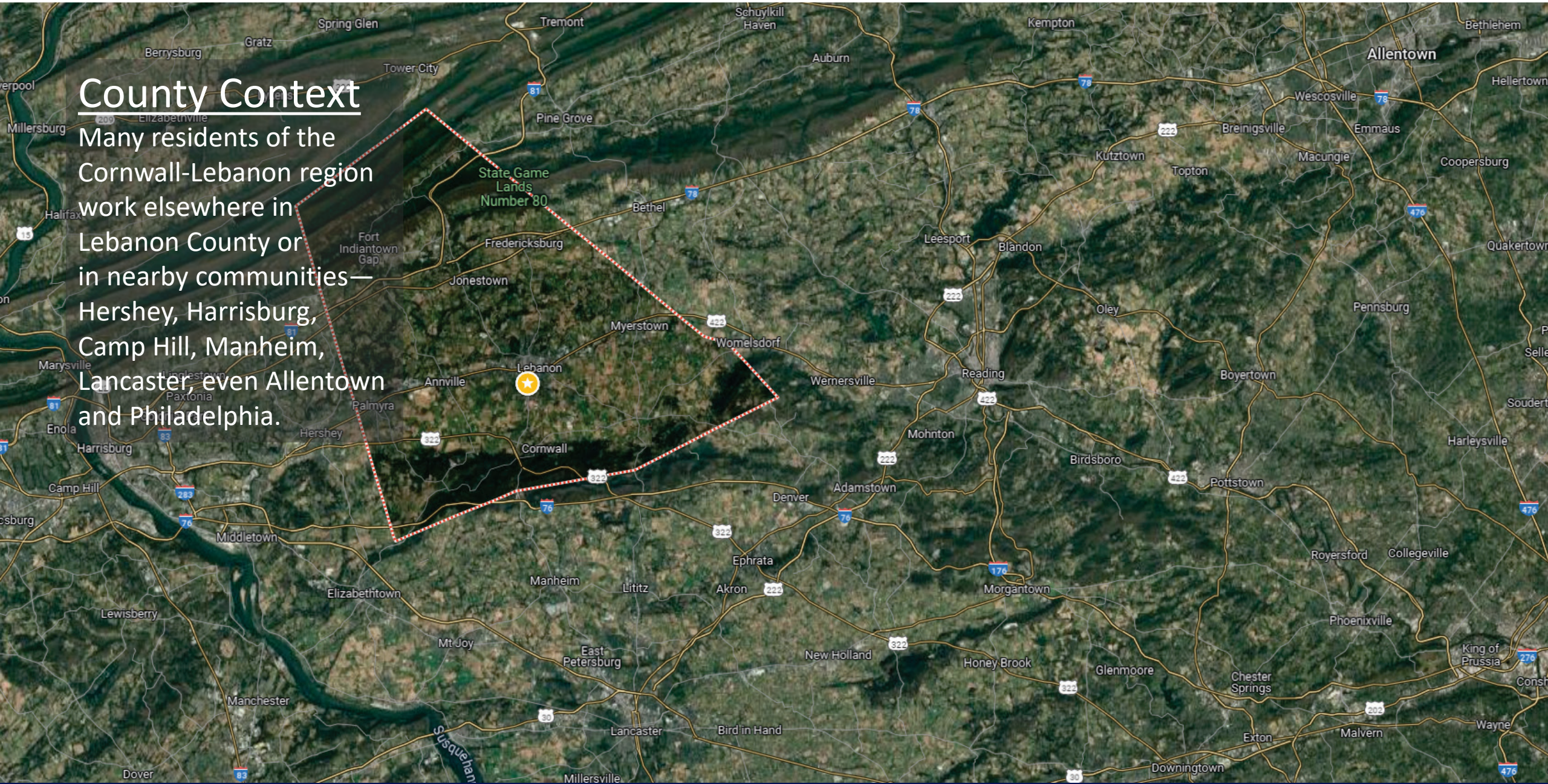
Aerial image of the Cornwall-Lebanon planning region, indicating that planning region boundaries are abstract. People move through local government/planning boundaries as they travel for everyday activities.

The City of Lebanon and West Lebanon Township are not included in this planning region.



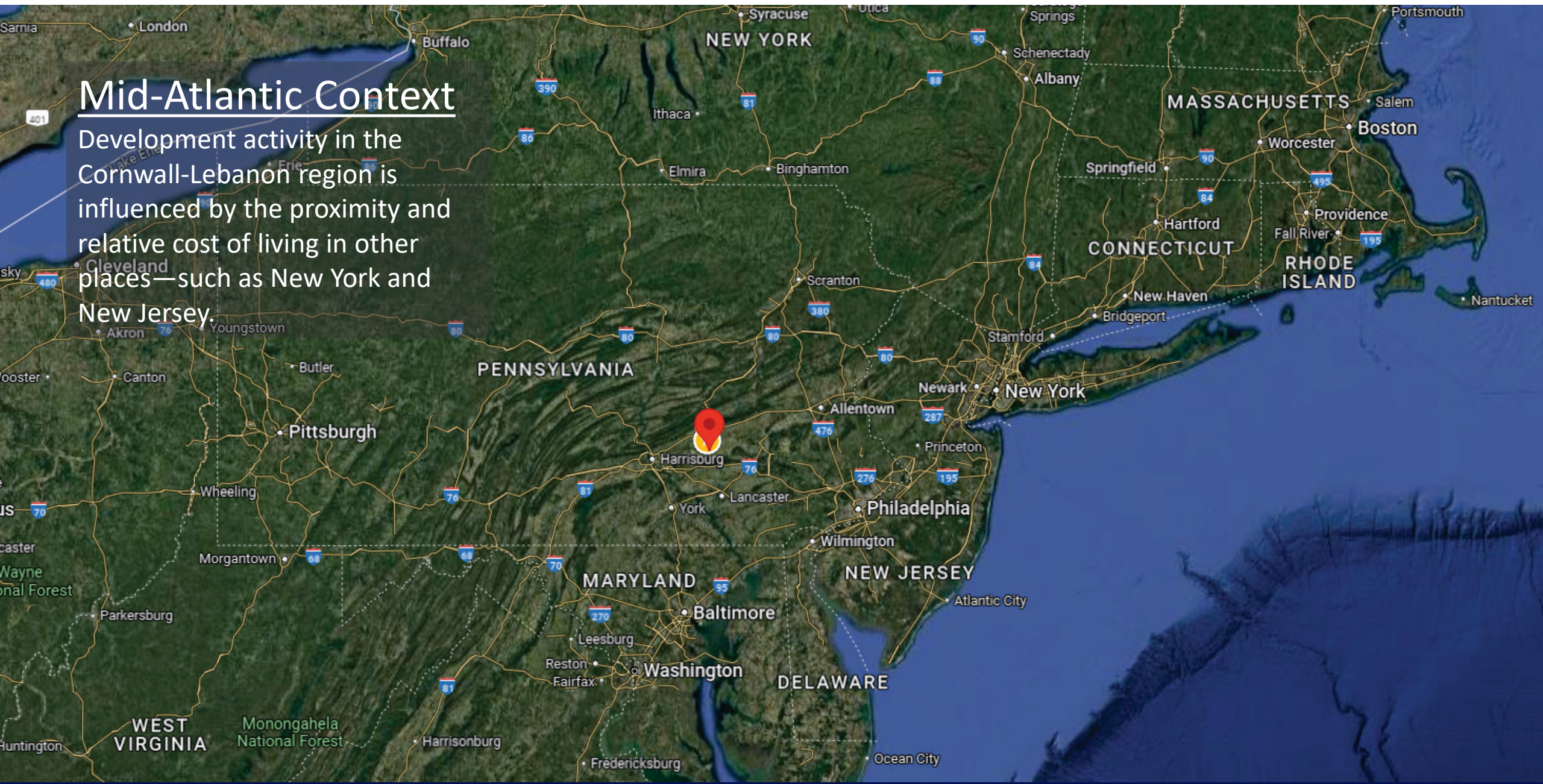
# County Context

Many residents of the Cornwall-Lebanon region work elsewhere in Lebanon County or in nearby communities—Hershey, Harrisburg, Camp Hill, Manheim, Lancaster, even Allentown and Philadelphia.



## Mid-Atlantic Context

Development activity in the Cornwall-Lebanon region is influenced by the proximity and relative cost of living in other places—such as New York and New Jersey.



# The Region in 2020+

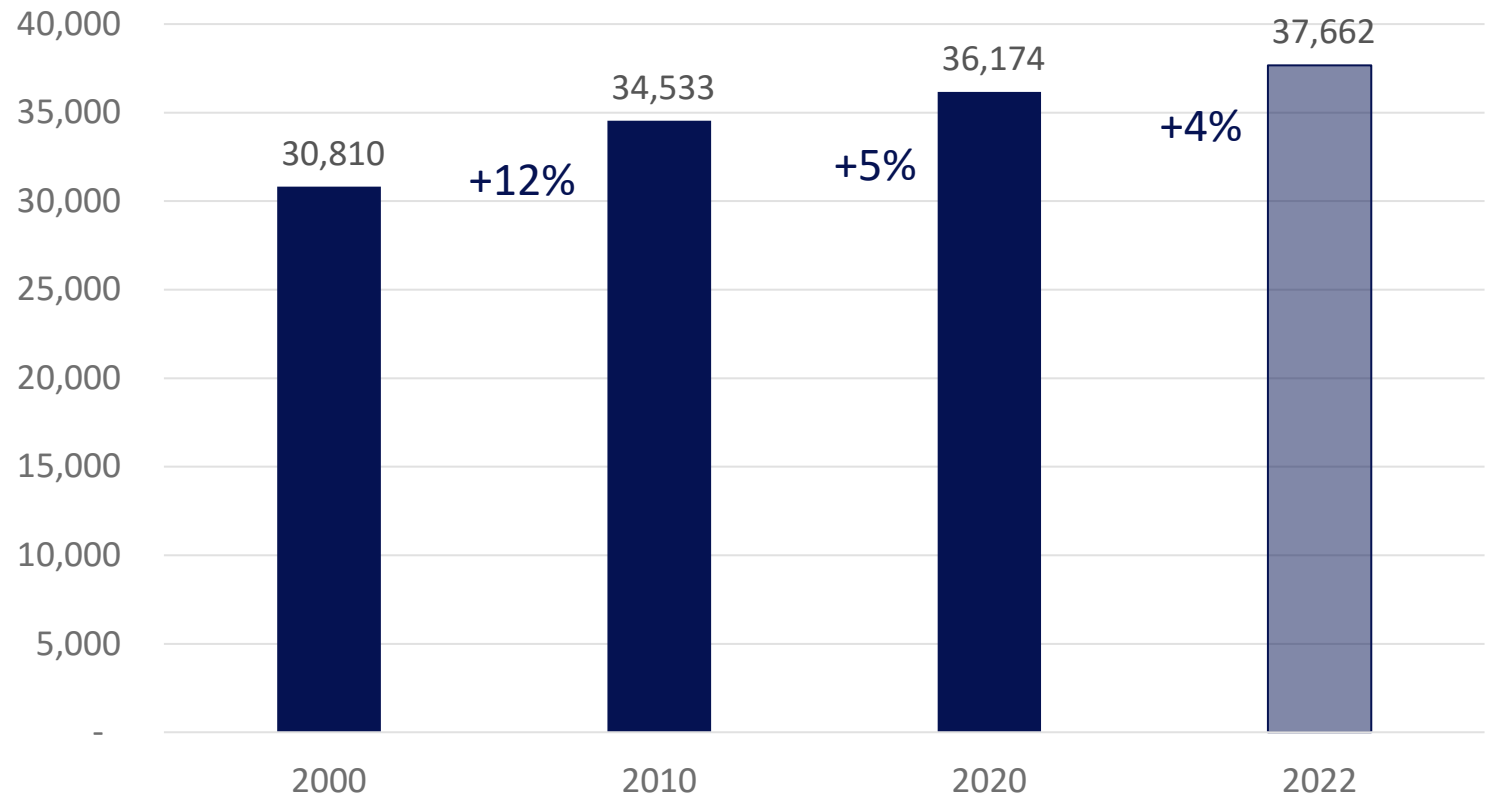
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Population

Jobs & Workers

Housing

Regional Population Change



# The Region in 2020+

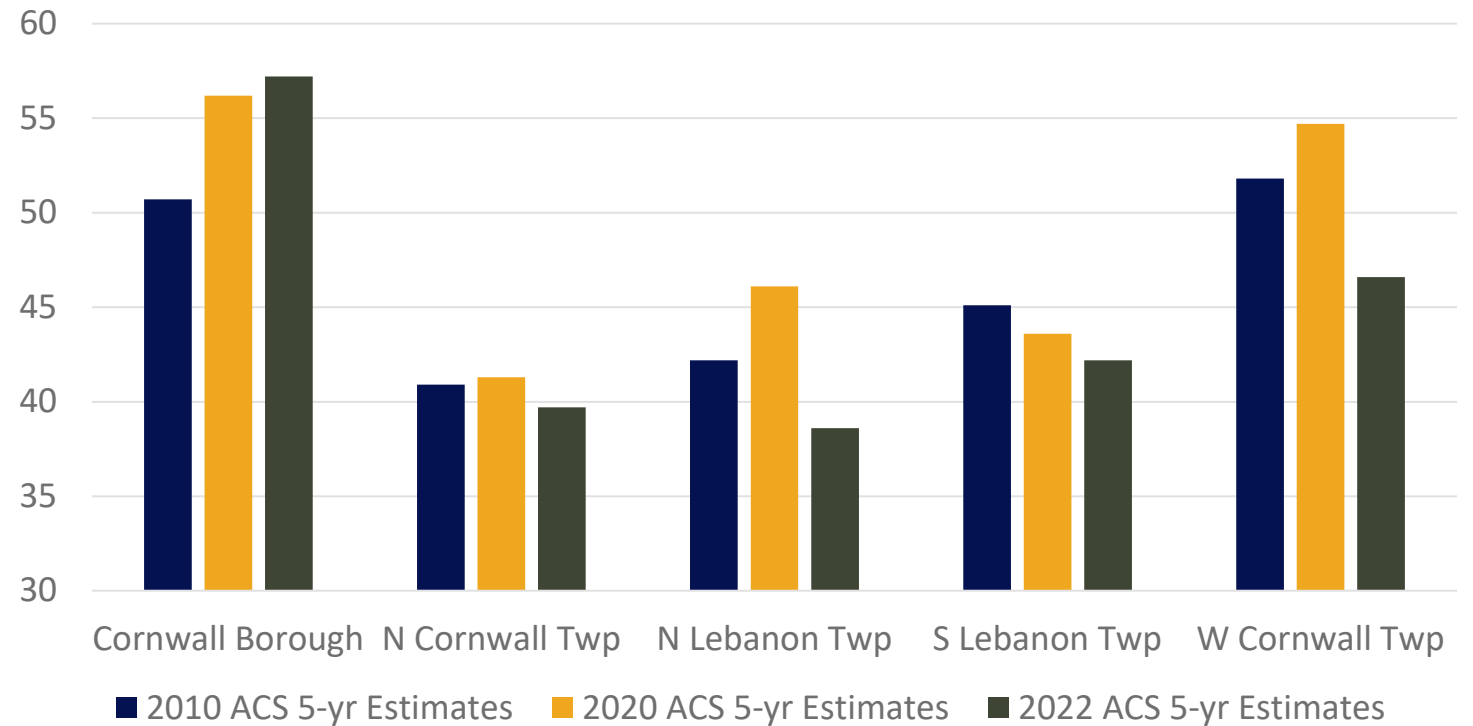
## Population

- Median age varies by municipality and recent development types

## Jobs & Workers

## Housing

Median Age  
Source: US Census Bureau



# The Region in 2020+

Population

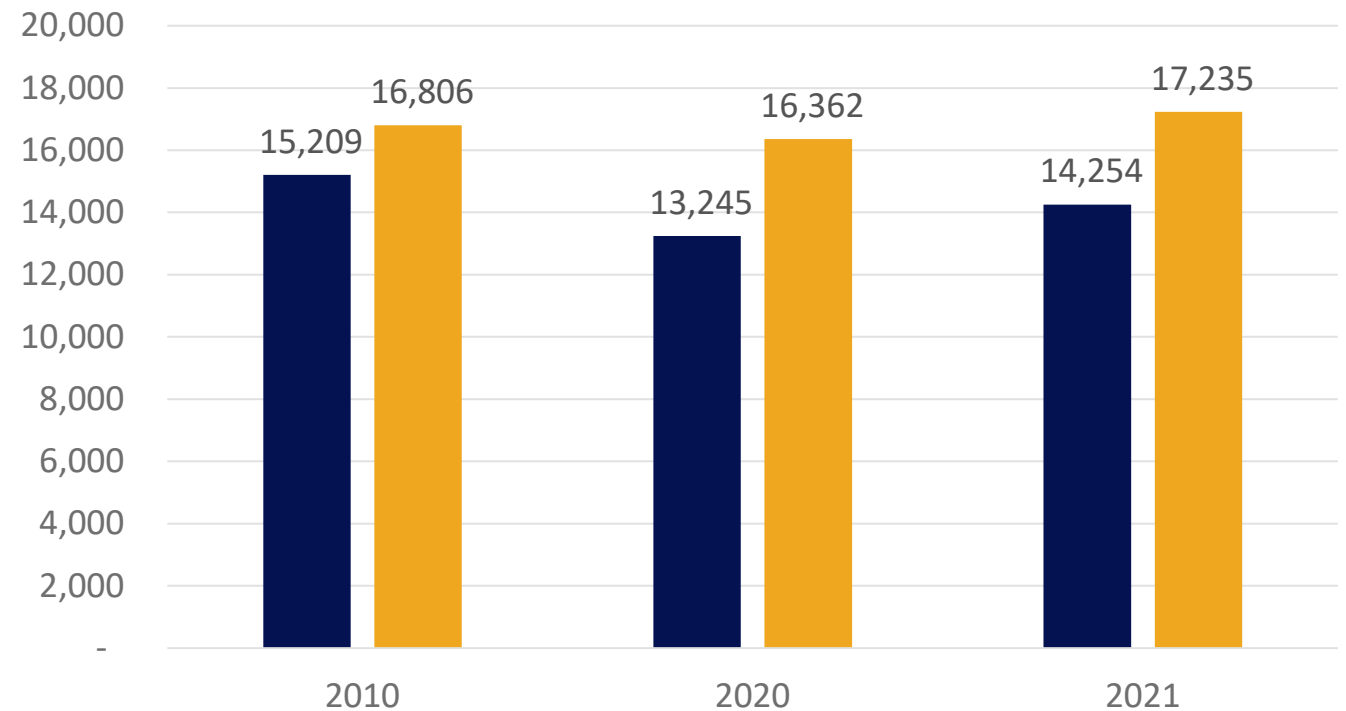
Jobs & Workers

- Dipped and in recovery
- Gap increased from 1,600 to 3,000

Housing

## Jobs in the Region & Resident Workers

Source: On The Map



# The Region in 2020+

Population

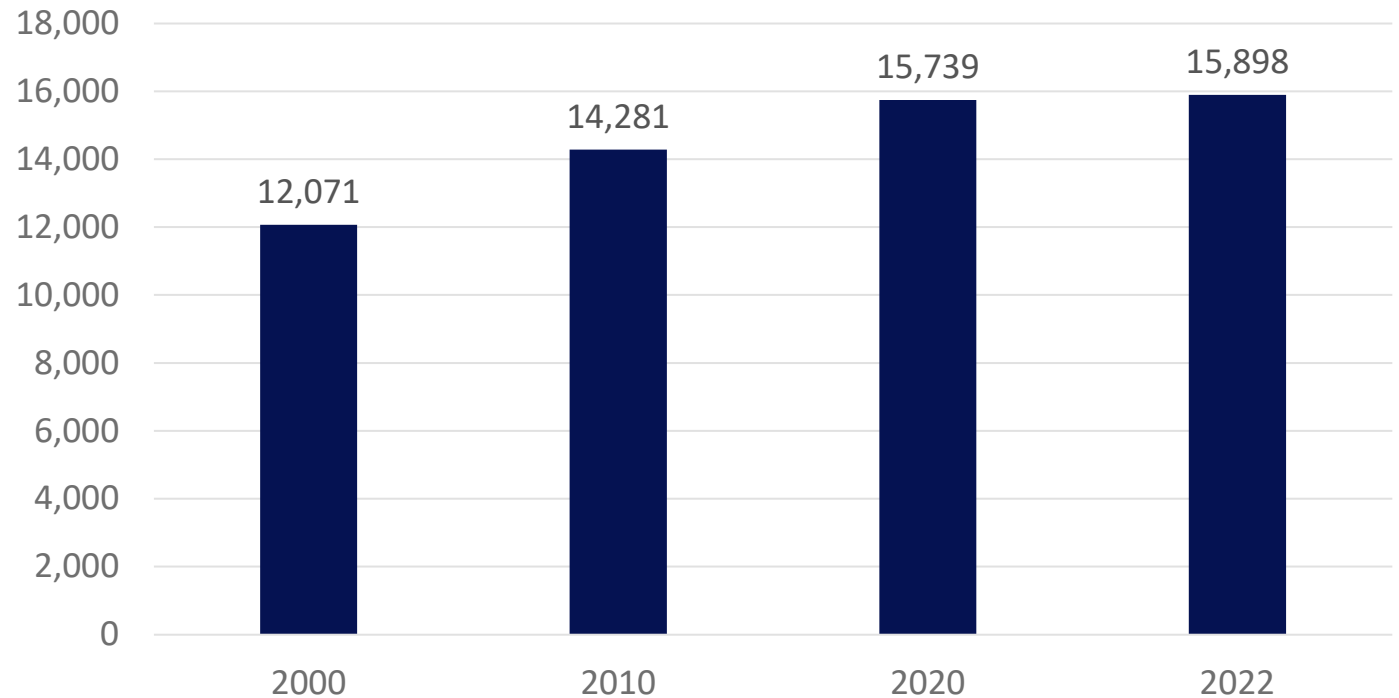
Jobs & Workers

Housing

- Steady growth in supply
- Vacancy rate range, 4-10%  
WCT, 18%
- Home ownership, 65-76%

Regional Housing Units

Source: US Census Bureau



# The Region in 2020+

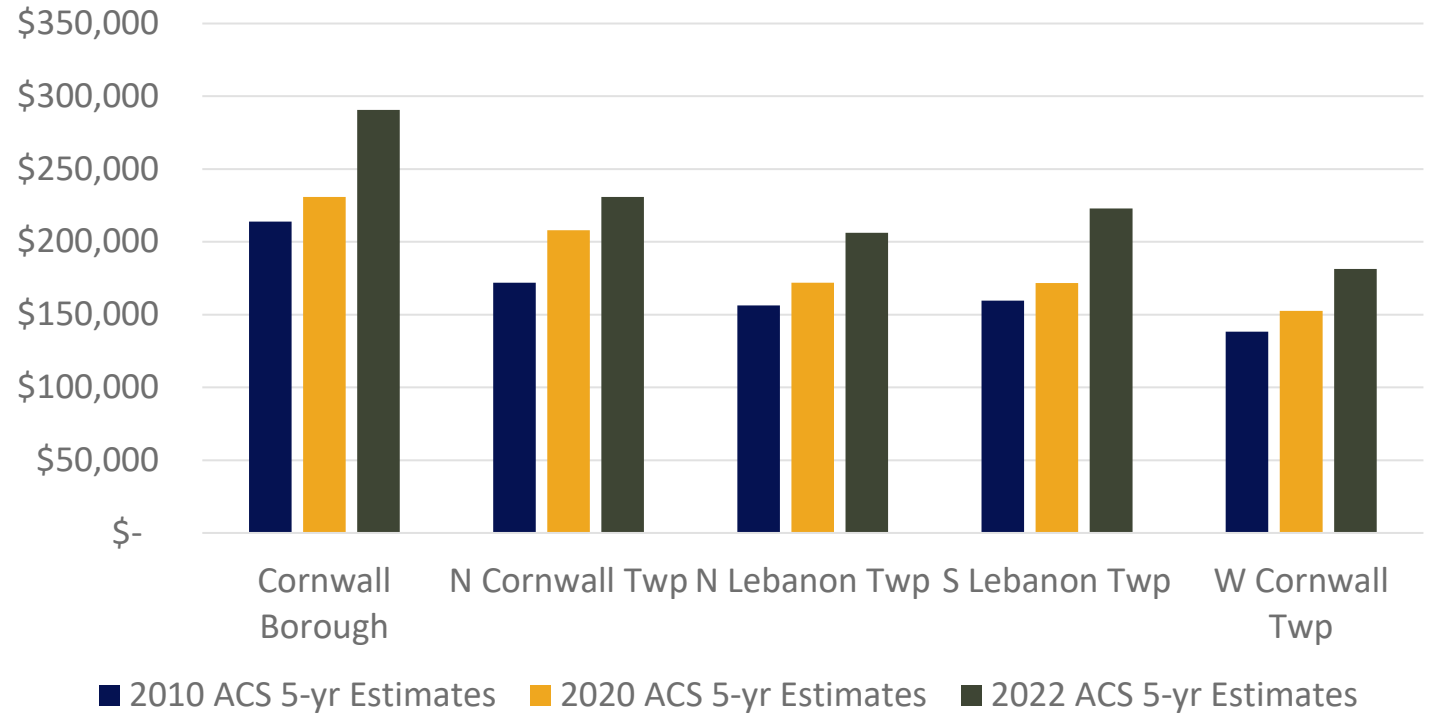
Population

Jobs

Housing  
Value/Cost

- 8%-21% increase, 2010-2020
- 11%-30% increase, 2020-2022

Median Home Value  
Source: US Census Bureau



# Regional Change, 2012-2023

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## Land Use

Housing

Economy

Transportation

Infrastructure

Services

- Major development projects—residential, commercial, industrial—and new proposals located within the Planned Development Area
- Agricultural and open space preservation increased in the Planned Conservation Area
- Government-led rezoning occurred in North Cornwall and West Cornwall Townships
- North Cornwall Commons, a mixed-use, master planned community, has completed two (2) of its five (5) five phases.

# Regional Change, 2012-2023

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Land Use

**Housing**

Economy

Transportation

Infrastructure

Services

- Housing development increased housing options, adding attached single-family units, townhomes, and apartments; more have been proposed

# Regional Change, 2012-2023

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## **Land Use**

Housing

## **Economy**

Transportation

Infrastructure

Services

- Commercial development and redevelopment occurred along US 422 and PA 72
- Industrial sites were developed for various food processing/packaging facilities at the Lebanon Rails Business Park
- DHL undertook industrial redevelopment at LV Business Park

# Regional Change, 2012-2023

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Land Use

Housing

Economy

**Transportation**

Infrastructure

Services

- PennDOT completed transportation improvements at several intersections
  - Rocherty Road roundabout
  - Wilhelm Avenue
- Developers completed other intersection improvements, such as
  - Rocherty Road @ Cornwall Road
  - Heilmandale Road @ PA 72

# Regional Change, 2012-2023

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Land Use

- New parks were opened; others were planned for improvement

Housing

- New LVRT segments were completed and others approach completion

Economy

Transportation

**Infrastructure**

Services

# Regional Change, 2012-2023

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Land Use

Housing

Economy

Transportation

Infrastructure

**Services**

- Municipal public safety staff increased
- Municipal public works staff increased
- Shared services continue
  - Cornwall Borough continues to provide contract police service to West Cornwall Township, and Mt. Gretna Borough.
  - Regional police service for North Lebanon and North Cornwall Townships is under development.

# Outlook to 2035+

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## Land Use

Housing

Economy

Transportation

Infrastructure

Services

- Approved residential and commercial development builds out; predominantly single-family detached homes, some other types
- Commercial reuse and redevelopment occur
- Industrial uses may expand or develop; nominal increase in jobs
- External residential development pressure continues
- Additional farmland or private land preservation? Perhaps some.

# Outlook to 2035+

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Land Use

**Housing**

Economy

**Transportation**

**Infrastructure**

Services

- Housing stock will age.
  - Will owners upgrade existing homes and rentals?
  - Are carrots or sticks needed to maintain desirable housing stock?
- Passenger travel trips for work, school, recreation and leisure will increase.
  - Where can route or travel mode alternatives relieve existing or future congestion?
  - What safety, comfort, convenience, or other factors help people make a shift?
- Public water and public sewer system use increasing toward maximum municipal allocations.
  - Increased capacity and/or efficiency may require system upgrades or other investment.

# Community & Economic Development Goals

Draft Revision to 2013

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1. Maintain a balance of developed, urban areas and conserved, rural lands.
2. Maintain circulation systems; expand travel options, especially within the Planned Development Area.
3. Expand and diversify the economic tax base and opportunities for family-sustaining, living wage local employment.
4. Increase housing choices and foster housing affordability in type, cost, and accessibility.
5. Plan, build and maintain sustainable physical infrastructure.
6. Integrate water resources management.
7. Provide cost-effective local government services to meet the needs of public health, safety, and well-being.
8. Protect sensitive natural resources from development and its impacts; and restore connectivity and enhance quality, where feasible.
9. Preserve significant historic resources and encourage conservation of other historic resources.

# What's Your View on the Region?

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Land Use

Housing

Economy

Transportation

Infrastructure

Services

- **Will you be living in the Cornwall-Lebanon region in 2035?**
  - What development conditions or trends, quality of life, cost of living factors influence your thinking...about staying in the region or moving away?
- Will your children or grandchildren, nieces or nephews, choose to live in this region?
- Will your local employer or favorite business still operate here in 2035?
  - What conditions or trends may influence their thinking?

# Tell Us

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What steady or better outcomes do you want to see for:

- existing development
- managing development pressure—use/type, amount, and location
- housing choice, conditions, etc.
- transportation
- community services for the public good, i.e., health, safety, well-being
- natural and historic resource protection or broader environmental conditions

What's needed to make the Cornwall-Lebanon region livable through 2035?

# Tell Us

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**Have a conversation with us;**

I think the plan  
needs to  
address...

Tell me more.

**Mark a map,  
leave a sticky note; or**



Here at the  
intersection, we  
need...

**Leave a comment(s) on the  
feedback form**

Feedback

- 1.
- 2.
- 3.

Click [here](#) to submit comments

or enter this URL in your browser  
<https://www.surveymonkey.com/r/C-Leb>

After Tonight

# Upcoming Steps toward Adoption

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- Committee Meeting to give feedback on draft plan and review public comments; revise, as needed
  - Scheduled for Wednesday, October 16 at 6pm in the LGI Room at Cedar Crest High School
- Planning Commissions to review draft plan, hold public meeting for comments; revise, as needed, recommend adoption
  - A Joint Planning Commission Public Meeting is expected
- Borough Council/Township Boards to review, hold public hearing, revise as needed; adopt by resolution
  - A Joint Public Hearing is expected