



Lebanon County Commissioner

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County Commissioner

State of the County - December 2007

Comprehensive Plan (313 action items)

Land Use

- People like open space
- 80% of development had sewer and water. Provide model ordinances.
- 14 of 26 municipalities-no comp plan
- Building 900 homes per year

Traffic

- 550 homes going in south of Annville; multiple builders will coordinate one traffic study
- **Wetlands banking**—10 acres at a central location—more efficient. Pay with Penn DOT funds
- Upgrades permit automated 'quiet horns' at railroad crossings.
- **Airports:** Buffalo Springs (Keller Brothers), Deck, Reigle's, DJ south of Ono, Fredericksburg, Muir @ FIG.

Community Facilities

- Education good. 6 school districts with 35 sites, 19,000 student population. 67% will go on to college.
- City Authority= \$20 million upgrade to reduce nutrients=90% increase in sewer bills

Economic Development

- 40% job growth
- 37% commute out of county
- Clusters: Ag and food processing; health care; wood products

Natural Resources

- 1105 farms, 124,500 acres, 53.6% of land, \$241.2 million in revenue
- 57,204 acres in ASAs. Need at least 50 acres for preservation. Currently paying \$2500/acre. Support Ag tourism

- 37 impaired streams
- Sustainable **Water** lacking in Fredericksburg and Spring Creek. In times of severe drought, we could run out of water. Implement a plan to increase water supply.
- **Parks:** 6.82 acres per 1000 people currently; 10.5/acre standard; 15/acre goal. 10 munis currently have mandatory park dedication ordinances where developers donate parkland or cash to maintain parks
- Recreation is the 3rd most important factor for businesses when deciding to locate here. Rail trail

Historic Resources

Barns—100+ years old

Housing

- Affordable becoming an issue. Minimum wage earner can afford \$268/month in rent.
- Higher paying jobs are in remote areas that need public transportation.
- **15,500 new houses needed by 2020.** 26,770 possible in current residential zoning and 71,552 outside of utility service areas for a total capacity of 98,322. **There is clearly no need to increase the quantity of residentially zoned land.** Redirect growth toward existing communities and service areas.
- Make Communities Walkable

Energy:

- By individuals—Energy Star appliances, windows...
- Building design and improvements

The Comprehensive Plan will guide municipal plans, social service agencies, subdivision ordinances.... Throughout the

new Comp Plan, using the “carrot approach,” there is a theme of regional planning by school district—shared comprehensive plans; shared zoning; and regional parks by municipalities within a school district. If enacted, rather than 26 of each, there would be 6 comp plans, 6 zoning ordinances, and 6 regional parks.

Posted online: www.lebcnty.org .
Commissioners will adopt the new Comp Plan December 13.

Hazard Mitigation Plan

The HMP will help the County and municipalities maintain their eligibility for future federal funding. In response to the Disaster Mitigation Act of 2000, Commissioners spearheaded a countywide hazard mitigation planning effort to prepare, adopt, & implement a multi-jurisdictional HMP for the County and its 26 municipalities.

The top three hazards identified in Lebanon County are flooding, tornados, and hurricanes/tropical storms. Other hazards reviewed include civil disorder, dam failure, drought, earthquakes, fires, landslides, nuclear power plants, pandemics, radon, subsidence, and terrorism.

A record high temperature of 103 degrees was recorded for Lebanon County in July 1988, and a record low of -22 degrees in January 1967.

Potential loss from flooding could reach \$1 billion+. The floodplain intersects about 14% of all County tax parcels. The County has 29 repetitive loss properties in ten municipalities. Ten do not carry insurance. The value of these repetitive loss properties is \$1.4 million. A mitigation strategy can include voluntary property buy-outs.

The HMP does not stand-alone. The HMP interfaces with Land Use Ordinances and Regulations, the Emergency Operations Plan, and the Comprehensive Plan. The HMP is open to the public for comment. You will be able to visit the LEMA website to review the HMP in its entirety.
<http://www.lebanonema.org/lema/pgp/Hazard+Mitigation+Plan/default.aspx>

PA Route 419 Byway.

South Lebanon, Heidleberg, West Cornwall Township, Cornwall Borough, and Millcreek will decide on 419 Byway designation. No additional regulations are attached. Instead, additional funding may become available for both road repairs and improvements to facilities along the byway.

Community Action Partnership

Formerly Human Services, CAP moved to 503 Oak Street. 273-0328.

Cedar Haven Sprinklers.

Comunale, \$498,888 sprinkler installation; PDG \$4900 asbestos removal; Uhrig \$291,490 general construction. F wing has limited sprinklers. Heads only will be replaced in this area. 320 patients will experience disruption by temporarily being moved to a sunroom--up to two days. Cedar Haven will budget an additional \$200,000 to complete the sprinkler project.

Criminal Justice Advisory Board for Lebanon County

The board will communicate in solving joint problems among municipalities and agencies.

Law Enforcement grant

\$150,000 for an additional detective & assistant to investigate organized crime and illegal gambling. With slots at Penn National, studies predict an increase in laundering money at the casino and loan sharks.

Keystone Multi List Network

for access to Assessment property information online. Approximately one time per month, the contract also requires a \$300 payment for updated files.