

**CORNWALL BOROUGH
NORTH CORNWALL TOWNSHIP
NORTH LEBANON TOWNSHIP
SOUTH LEBANON TOWNSHIP
WEST CORNWALL TOWNSHIP
JOINT PLANNING COMMISSION MINUTES
OCTOBER 1, 2025 – 6:30 p.m.**

The duly advertised joint public meeting of the Cornwall Borough, North Cornwall Township, North Lebanon Township, South Lebanon Township and West Cornwall Township Planning Commissions was called to order at 6:30 PM by Michelle Brummer of GFT at the South Lebanon Elementary School Building, 1825 South Fifth Avenue, Lebanon PA. The following Commission members were present:

Cornwall Borough PC Members

Raymond Fratini
Joe Lescisko
Jeff Snyder- Absent
Bruce Conrad
John Karinch

North Cornwall Township PC Members

Robert Gearhart
Ed Copenhaver
Ken Funk
Jim Brandt
Paul Weidman

North Lebanon Township PC Members

Scott Artz
David Leid
Sam Pennypacker
Kevin George
Darlene Martin – Absent

South Lebanon Township PC Members

Steven Wenger
Mike Booth – Absent
Anthony Beers
Steve Lebo
Tony Zimmerman

West Cornwall Township PC Members

Barry Ansel
Mark Stone
Kim Juliani
Rick Heisey- Absent
Clay Collins

Also in attendance were Cody Rhoads (Cornwall Borough Manager), Justin Thompson (North Cornwall Township Manager), Lori Books (North Lebanon Township Manager), Jamie Yiengst (South Lebanon Township Manager), William Yeagley, North Cornwall Twp Supervisor, David Lloyd, West Cornwall Twp Supervisor, Dr. Phil Domencic, Superintendent of Cornwall Lebanon School District, Emily Bixler (LebTown), and several members of the public.

MEETING PURPOSE

Michelle Brummer with GFT explained the purpose of the meeting was to receive public comments on the Draft 2025 Comprehensive Plan Update (dated 7-29-2025), which will inform the planning commissions' decisions whether to accept the draft plan as presented. If accepted, each planning commission will approve the draft plan's distribution for review by the Lebanon County Planning Department, the Cornwall-Lebanon School District and all adjacent municipalities.

BRIEFING ON THE DRAFT PLAN

Purpose. Michelle reviewed the purpose of the plan. The Municipalities Planning Code recommends that Comprehensive Plans be updated every ten years. The last Comprehensive Plan was approved back in 2013.

Plan Preparation. The Committee has been meeting over the last year and a half to update the plan to identify goals and objectives for the next ten years. The Committee has met numerous times to discuss what goals have been accomplished in the last plan and to set new goals for the future.

Trends. Michelle discussed how trends change over time and how the Committee suggested planning for future trends.

Issues & Opportunity. The Committee discussed as a group each municipality's issues and opportunities to improve the balance of the quality of life. Many of these are identified in the current Draft Plan.

Goals. Michelle highlighted some of the goals from each Chapter of the Comprehensive Plan.

PUBLIC COMMENTS

1. Clay Collins, West Cornwall questioned whether consideration was given to the impact of 55+ communities on the school district. i.e. no increase in student service costs.
2. Susan Mion, North Lebanon questioned the balance between economic development and the quality of life, the location of recommended zoning changes, new residential development and the ability of the schools to accommodate additional students, electric demand and local impacts from data centers and other digital industries, consideration of placing a moratorium on warehouses until a study could be done showing the impact of current projects, and if the municipalities consider the impacts of proposed development to neighboring municipalities.
3. Emily Bixler, LebTown asked if and how we plan for the increase in traffic.
4. Paul Weidman asked how agriculture was addressed and if the availability of public utilities was thought about.
5. Ray Fratini, Cornwall Borough questioned "when is enough, enough". How do you control the development pressure for housing developments.
6. Kim Juliani, West Cornwall Township had questions related to the annual report that each Planning Commission is supposed to report to its governing body.
7. Joe Lescisko, Cornwall Borough asked if the group discussed the possibility of shared districts/uses among the participating municipalities.
8. Ed Copenhaver, North Cornwall Township voiced his opinion that everyone should be concerned about preserving land.

CORNWALL BOROUGH

MOTION was made by Raymond Fratini and seconded by Joe Lescisko to accept the draft Comprehensive plan and forward it to the Lebanon County Planning Department, the Cornwall-Lebanon School District, and all contiguous municipalities for review thereby starting the 45-day review period and to Borough Council for consideration of approval. Motion passed unanimously.

NORTH CORNWALL TOWNSHIP

MOTION was made by Robert Gearhart and seconded by Ed Copenhaver to accept the draft Comprehensive plan and forward it to the Lebanon County Planning Department, the Cornwall-Lebanon School District, and all contiguous municipalities for review thereby starting the 45-day review period and to the Board of Supervisors for consideration of approval. Motion passed unanimously.

NORTH LEBANON TOWNSHIP

MOTION was made by Scott Artz and seconded by Kevin George to accept the draft Comprehensive plan and forward it to the Lebanon County Planning Department, the Cornwall-Lebanon School District, and all contiguous municipalities for review thereby starting the 45-day review period and to the Board of Supervisors for consideration of approval. Motion passed unanimously.

SOUTH LEBANON TOWNSHIP

MOTION was made by Steve Lebo and seconded by Anthony Beers to accept the draft Comprehensive plan and forward it to the Lebanon County Planning Department, the Cornwall-Lebanon School District, and all contiguous municipalities for review thereby starting the 45-day review period and to the Board of Supervisors for consideration of approval. Motion passed unanimously.

WEST CORNWALL TOWNSHIP

MOTION was made by Clay Collins and seconded by Kim Juliani to accept the draft Comprehensive plan and forward it to the Lebanon County Planning Department, the Cornwall-Lebanon School District, and all contiguous municipalities for review thereby starting the 45-day review period and to the Board of Supervisors for consideration of approval. Motion passed unanimously.

The public meeting was adjourned at 8:10 pm.

Respectfully Submitted,

Lori A. Books
Recording Secretary