

## APPENDIX A - COMMITTEE QUESTIONNAIRE

In March 2004, URDC distributed an initial survey questionnaire to the Tulpehocken Greenway Steering Committee members. From the 19 returned questionnaires, we gathered our first installment of important information pertaining to greenway feasibility. Key findings are summarized below.

### Desirable, Existing Greenways

Committee members from the two-county region mentioned several examples of what they deemed as desirable greenways that are already in place. Common answers included:

- Lebanon Valley Rail Trail, a recent completion south of the City of Lebanon
- Lower Tulpehocken Trail, in Bern Township and Wyomissing Borough, Berks County
- Blue Marsh Lake National Recreation Area
- Swatara Creek Greenway, a developing corridor of open space
- Kittatinny Ridge, along the northern fringe of Lebanon and Berks Counties

### Greenway Vision

Many committee members envision the Tulpehocken Greenway as a corridor of open space primarily established for environmental protection. Important themes gathered from this survey question include the following, listed in order of frequency:

- Environmental protection only, with limited or no public access
- Walking and wildlife viewing on low-impact trails
- A “water trail” on the Tulpehocken Creek, for canoeing and kayaking
- Linkages to other corridors and nodes, such as the Lebanon Valley Rail Trail, Swatara Greenway, and Blue Marsh Lake.
- Historic interpretation, highlighting the early Pennsylvania German heritage found in abundance in this region
- Mimicking the best elements of the Lower Tulpehocken Trail in Berks County

### Opportunities and Threats

The establishment of a greenway will be helped along with existing opportunities, but may face difficulties with certain threats. The surveys listed several of each:

Opportunities:

- Abundant historic resources
- The agricultural nature of the stream valley
- A number of existing parks and trails which could serve as destinations
- Opportunity for economic development through recreation-based tourism
- Vacant land currently for sale, which could be acquired for open space

Threats:

- Vacant land that is currently zoned for commercial or industrial use
- Development along the Route 422 Corridor
- Pollution, including herbicides and livestock waste from farms, oils and heated water from paved surfaces, and illegal dumping and littering
- Landowners who will cling to property rights and not see the value of a greenway

Preservation Priorities

Committee members ranked the most important existing features that need to be preserved along the Tulpehocken Creek. These rankings were compiled and averaged, resulting in the following overall rankings:

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|--|--|
| a) 100-year floodplains                      | h) Unique geologic features                |
| b) Streams and other water bodies            | i) Steep slopes                            |
| c) Major forest acreage                      | 10) Farmland                               |
| d) Unique/critical plant and animal habitats | 11) Cultural and historic resources        |
| e) Wetlands                                  | 12) Hydric or high-water table soils       |
| f) Riparian buffers                          | 13) Scenic views and other visual features |
| g) Minor woodland patches and tree rows      |  |

In an alternate analysis, three items were tied with the most number of #1 rankings: 100-year floodplains, wetlands, and minor woodland patches. #1 rankings also appeared in streams, riparian buffers, major forest acreage, and unique geologic features.

Key Greenway Areas or Properties

URDC used these survey listings to begin its mapping and inventory of the area. Natural features at risk included several existing and proposed developments encroaching on floodplains, wetlands, and bog turtle habitats. Vacant agricultural land currently being considered for development included the Zimmerman Farm and Tulpehocken Manor Farm in Jackson Township, Lebanon County, among others. Former industrial sites mentioned were the Whitmoyer Superfund Site, an empty plant in Myerstown, and several other sites. In the realm of lacking recreation, many surveys indicated that the entire watershed west of Blue Marsh Lake is deficient of walking and biking opportunities. Finally, opportunities for greenway connections included the following:

- Union Canal Tunnel Park, west of the City of Lebanon
- State Game Lands and other woodlands south of the creek valley along South Mountain, including Eagle Peak
- Blue Marsh Lake
- Charming Forge, Marion/Heidelberg Townships
- Womelsdorf Historic District
- Conrad Weiser Homestead, Heidelberg Township
- The Whitmoyer Superfund Site (future park), Jackson Township
- Myerstown Borough Park
- Tulpehocken Manor Farm
- Stracks Dam area, Jackson Township
- Isaac Meier House, Myerstown Borough
- All remains of the Union Canal and its locks

### Greenway Features

Collectively, committee members provided a good idea of what features or improvements would be most appropriate in the Tulpehocken Greenway, which ones would not be appropriate, and which ones are arguable or conditional. The most favored features included:

- Habitat restoration
- Open space with no trails
- Nature trails
- Interpretive signs.

Features with near-equal amounts of support and opposition included:

- Gravel paths for walkers and bikers
- Restrooms or portable toilets
- Road-based tours for autos and bikes.

Features with the least amount of support were:

- Athletic fields
- Paved paths
- Trails with exercise stations
- Visitor centers

Additionally listed features included low-maintenance pavilions and nesting boxes for birds. Extra write-in comments mentioned that some of the more intense facilities would negate the environmental benefits of a greenway. Others added that the appropriateness of certain facilities depends on their location.

### Greenway Users

Similar to greenway features, the surveys showed a three-tiered list of favorable uses of the greenway. The most favorable uses were:

- 1) Walking
- 2) Fishing
- 3) Wildlife viewing
- 4) Hiking
- 5) Dog-walking
- 6) Cross-county skiing
- 7) Jogging/running
- 8) Canoeing/kayaking

Uses with mixed feelings included:

- 9) Mountain biking
- 10) Tour biking
- 11) Horseback riding
- 12) Hunting.

Surveys showed little or no support for:

- 13) Camping
- 14) In-line skating
- 15) Skateboarding
- 16) Motorized boats
- 17) Snowmobiles
- 18) All-terrain vehicles

Some surveys indicated that biking, if permitted, should take place on separate trails. Outdoor education, geocaching, and frisbee golf were other uses written in as appropriate for the greenway.

### Demand for Greenways

Nearly all surveys indicated that greenway demand will increase, with more than half of the surveys predicting a moderate increase in demand. About one quarter felt that demand will increase at a slow rate. Primary reasons listed for this increased demand are:

- Growth pressure and increased development in Eastern Lebanon and Western Berks Counties, causing an increased need for open space and recreation facilities
- Increased public interest in outdoor recreation and fitness
- Increased public concern over the natural environment

### Tools for Greenway Preservation

Committee members ranked their top five choices for appropriate preservation tools for establishing a greenway. Based on these responses, the following overall ranking was determined:

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|--|---|
| 1) Conservation/preservation easements     | 10) Land exchange                         |
| 2) Land donations                          | 11) Purchase and lease back               |
| 3) Riparian buffer ordinances/amendments   | 12) First right of refusal / official map |
| 4) Right of public access easements        | 13) Cluster development / exaction        |
| 5) Fee simple purchase                     | 14) Condemnation / eminent domain         |
| 6) Joint-use easements                     | 15) Installment sale                      |
| 7) Management agreements                   | 16) Land lease                            |
| 8) Transfer/purchase of development rights | 17) Bargain sale                          |
| 9) New zoning districts or overlays        |   |

### Stakeholders for Greenway Development and Operation

Committee members listed organizations and individuals that will be key players in establishing a greenway along the Tulpehocken Creek. Some responses consisted of actual names, while others were more generalized. Overwhelmingly, the primary stakeholders for *actualizing* the greenway are the adjacent landowners, according to the surveys. Repeat mentions included:

- Wengers Farm Machinery (Carl Wenger, owner)
- The Brown family (current owners of Tulpehocken Manor Farm)
- John Byler of Byler Management Company LLC (former owner of Tulpehocken Manor Farm, and current owner of land adjacent to the farm)
- The Bayer Corporation
- Owner of the 100+ acres for sale at Ramona Road and West Main Street in Jackson Township, Lebanon County

Public agencies were also commonly mentioned as key players, including the following:

- County Governments
- County Conservation Districts
- County Parks and Recreation Departments
- County Planning Commissions
- County Agricultural Preservation Boards
- Affected municipalities, especially Myerstown Borough and Jackson Township
- Eastern Lebanon County School District
- U.S. Army Corps of Engineers

Also listed were numerous private and non-profit groups:

- Berks County Conservancy
- Lebanon Valley Conservancy
- Friends of the Union Canal
- Historic Preservation Trust
- Myerstown Historic Society
- Tulpehocken Fishing Club

Important stakeholders for operation and maintenance of the greenway included many of the same organizations and agencies, but took focus off of the landowners. The most commonly listed organizations were non-profits including those listed above, and also:

- The Boy Scouts and Girl Scouts
- Trout Unlimited
- Ducks Unlimited
- The Audubon society
- FFA.

If trails were to be developed, upkeep and litter removal could be performed by these groups, but also by individual sign-up volunteers, and by mandatory community service duties at the public schools.

Municipalities and the two counties were also given a strong role in greenway operation maintenance. This would come primarily in the form of regular maintenance on municipally or county owned land. On private land, some committee members felt that landowners should be responsible for following best management practices (e.g. not encroaching on riparian zones), combined with ongoing enforcement by public officials. Also, federal and state funding should trickle down to all of these stakeholders in the form of grants, according to some surveys.

## APPENDIX B - KEY PERSON INTERVIEWS

### List of Interviewees

#### MONDAY 5/24/04 - PHONE INTERVIEWS

**9:00 AM - John Byler:** Owner of Byler Management, a Lancaster-based development company that owns the land which surrounds Tulpehocken Manor in Jackson Township.

**10:00 AM - Glenn Knoblauch:** Director, Berks County Planning Commission.

#### TUESDAY 5/25/04 - MYERSTOWN BOROUGH HALL

**9:00 AM - David Martin and brothers:** Owner of Dutchway Market & Restaurant in Myerstown and Schaefferstown, owners of several creekside properties in Jackson Township.

**10:00 AM - Chuck Wertz:** Lebanon Valley Conservancy, Lebanon County Agricultural Preservation Board, Lebanon County Conservation District.

**10:00 AM - Stephanie Harmon:** Watershed specialist, Lebanon County Conservation District.

**11:00 AM - Earl Myer:** Director, Lebanon County Planning Department.

#### WOMELSDORF BOROUGH HALL

**1:00 PM - Earl Ibach:** Curator, Tulpehocken Settlement Historical Society.

**3:00 PM - Joe Aicholz:** Owner of Blue Marsh Ski Area, developer of surrounding residential subdivisions.

**4:00 PM - Earle “Chip” Henderson:** Owner of Charming Forge and Millbach House, president of non-profit groups whose goal is to restore those properties.

#### THURSDAY 10/14/04 - BAYER CORPORATION

**10:00 AM - Philip Cornejo:** Health, Environment and Safety Supervisor, Bayer HealthCare LLC.

## Interview Summaries

### John Byler - Director, Byler Management Company

- Byler Management Company is a Lancaster-based real estate holding company. Most of his landholdings are commercial properties, along with some farms and some residential land. Past projects have included office buildings, residential developments, and other developments. Byler owns the Tulpehocken Manor property in Jackson Township, Lebanon County, with the exception of the 15-acre homestead, which was sold to the Brown family. The land is zoned Commercial/Industrial.
- At current time, Byler has no plans for the Tulpehocken Manor property. He is “just enjoying it.”
- Overall, Byler feels that a greenway is a positive goal, even though at current time much of the creek is already a type of greenway, with trees and pasture land along the creek.
- The main factor that affects the attractiveness of a greenway to Byler is the width. If the greenway is nothing more than a 100'-or-so buffer of the stream to protect water quality, Byler sees no problem. If the greenway takes too much of his property, thus restricting the amount of land he can develop, the greenway becomes negative in his view.
- Another concern Byler would have is trespassing on his property.
- Byler has had experience with cluster development in Lancaster County, a development concept that he says is successful, and could work in Lebanon County.

### Glenn Knoblauch - Director, Berks County Planning Commission

- Berks County is currently drafting a county-wide Open Space/Greenway Plan. Contact persons for this plan include Cheryl Achenbach, Shannon Rossman (good local contacts), and Scott Wails (GIS). Periodic contact with these three during the Tulpehocken planning process would be mutually beneficial.
- The BCPC’s idea of a greenway is a connection, via stream valleys or other features, between important ecological areas. Some greenways can serve as recreation corridors, but many serve only as animal migration routes.
- A Tulpehocken greenway would fit well with *Berks Vision 2020*, the county’s comprehensive plan completed in 2003. The plan calls for protection of the 100-year floodplain and existing parkland, surrounded by agricultural preservation areas, and future development only near existing boroughs and villages. Aside from these general goals, the BCPC has no exact vision of what the Tulpehocken Greenway should be.

- Knoblauch states that a recreation trail would be a good idea, if it is feasible. It could connect with trails in Blue Marsh National Recreation Area, and to the Lower Tulpehocken Trail, which is the county's flagship greenway trail.
- Water quality is an important issue in the Tulpehocken. BCPC would hope that our plan addresses threats to water quality, such as the lack of riparian buffers along certain streams, and recommendations to enhance these areas.
- Since the Tulpehocken corridor is currently in an undeveloped state, it is important to create a greenway network now, so that future development plans incorporate the greenways. Land acquisition and easements are easier to accomplish now, rather than later.
- Municipalities need to be educated and encouraged in the value of acquiring easements along creeks.
- The Western Berks area is fortunate to have an existing public mindset that favors agricultural preservation and coordinated planning. These areas were the first to pursue multi-municipal comprehensive planning. The public seem to agree that development should be clustered in existing boroughs and villages while the surrounding farmland should be maintained and preserved. Heidelberg and North Heidelberg Townships have long instituted agricultural zoning. In addition, many area farmers have pursued agricultural security areas and agricultural conservation easements.
- While the local community is generally open to preservation, they need to be informed and involved throughout the planning process. We cannot just "drop" a plan on them.
- On a countywide basis, it is nearly impossible to prioritize areas that should be preserved over others. But the Western Berks area is more suitable for agricultural preservation than Eastern Berks. The latter, due to its topography, contains isolated farmland areas amongst wooded hills. Eastern Berks will use more money from the Forest Legacy Program, while Western Berks can take full advantage of agricultural conservation easements.
- Development pressure is active in the Western Berks area, especially in the Robeson/Robesonville/South Heidelberg area.
- As planners, URDC should look at any and all zoning ordinances and regional comprehensive plans while planning the Tulpehocken Greenway.

David and Nelson Martin - Farmers, business owners, residents.

- The combined landholdings of David, Nelson and Daniel Martin occupy a majority of the Tulpehocken Creek between Myerstown Borough and Willow Springs Sportsmen Club in eastern Jackson Township. The Martins' houses are within 100-200 feet of the creek. All three Martins farm their land. David owns and operates Dutchway Farm Market, a restaurant and market store complex in Myerstown, and another location in Schaefferstown.
- Near the stream, the Martins have cow pasture 100 feet on either side, with some trees. Some of these areas are wetlands. Cattle have uninhibited access to the stream. The Martins are open to the idea of limited cattle crossings. They already practice this on a tributary of the Tulpehocken Creek.
- The Martins' property contain several historic resources. Remnants of the Union Canal can be seen in places. In addition, Daniel's house may be of historic value.
- The Martins' land is zoned Agricultural, and in some places, Commercial/Industrial. Adjacent to the west is the ELK shingle plant.
- The Martins have placed limestone blocks along the creek banks, to prevent erosion, and to keep the creek from becoming too wide or moving.
- The Martins have an agreement with PA Fish & Boat Commission to allow public fishing access on their land. The access area was originally a teenage party area in the 1980's, but current users have been very considerate and respectful of their land.
- The Martins and their families have ridden bicycles on rail trails in the past, and have enjoyed the experience. They travel to Fort Indiantown Gap and York for these activities.
- The Martins think that a greenway is overall a good idea, but are concerned about how riparian buffers may hinder farming. In particular, the restriction of cattle access might pose logistical challenges. The Martins also do not like the brushy plant growth associated with riparian buffers, in that it is unsightly and promotes habitat for nuisance animals.
- The idea of agricultural conservation easements does not appeal to the Martins. They feel that easements would be too binding, not allowing them to build additional buildings. They also doubt that they would qualify, due to the adjacent shingle plant, and the Commercial/Industrial zoning designation.
- In terms of a greenway concept, the Martins are more supportive of a trail, and less supportive of land management concepts such as riparian buffers. They feel that a trail would be a better, more tangible use of public money. Since the Martins have a good existing relationship with fisherman using their land, an improved trail would be not be a major stretch. They also feel that a trail would generate more widespread public interest and support than a conservation greenway.

Chuck Wertz and Stephanie Harmon - Chuck is on the Lebanon Conservation District, Lebanon Valley Conservancy, and Lebanon County Farmland Preservation Board. Stephanie is a watershed specialist for the Lebanon Valley Conservancy.

- Farmland preservation participation in Eastern Lebanon County is limited for several reasons. For one, Amish and conservative Mennonites tend to stay away from government programs. Also, the existing Agricultural Security Areas in these townships are not situated in a contiguous fashion. Chuck would like to change this trend. Although farms receive less eligibility points when next to developed land uses, they are not disqualified. Application into the program is free, and the Farmland Preservation Board does all the rating work. Farmers have “nothing to lose” when applying for agricultural conservation easements.
- Jackson Township, in particular, lacks good comprehensive planning. Southern Jackson Township contains a wealth of quality farmland, but a poor and meager arrangement of Agricultural Security Areas. Northern Jackson Township has become a “swiss-cheese hodge-podge” of farms and housing developments that has resulted in non-contiguous farmland, and farm-related nuisance complaints from new residents. When farms are rated for preservation eligibility, more points are given to farms adjacent to other farms, especially preserved farms.
- The Arbogate senior development in northern Jackson Township was required to create buffers near bog turtle habitat.
- Chuck and Stephanie have been trying to “sell” agricultural best management practices to county farmers through the following programs:
  - ▶ Public Law 566 (Small Watershed Program), which provides federal money and technical assistance to protect water resources in small watersheds.
  - ▶ Conservation Reserve Program, a 10 to 15 year program where farmers plant long-term, resource-conserving cover plants to improve water quality, control erosion, and enhance wildlife habitat. In return, farmers receive federal “rent” money. The program is administered by U.S. Farm Service Agency, and carried out by the Natural Resources Conservation Service (NRCS) and local Conservation District.
  - ▶ Conservation Reserve Enhancement Program (CREP), an offshoot of CRP, where farmers are paid to employ specific conservation practices on environmentally-sensitive land (fencing, planting, etc.). The Schuylkill Basin is not currently eligible for this program.
  - ▶ Riparian Easements, dedication of a riparian area to the LVC or Lebanon County for environmental protection purposes, either by sale or donation. The owner retains ownership, but agrees not to disturb the land in any way. Usually, the easement is not open to the public. The landowner receives tax benefits from a riparian easement.
- Similar efforts are underway via the Tulpehocken Tribs Watershed Group, which is working with the larger Delaware Riverkeeper Group. The Riverkeeper is a private, non-governmental group that monitors compliance with environmental law. Contacts are Pam Spayd for the former (on our committee), and Kim Fees of the Berks County Conservation District for the latter.

- While the protection of farmland and natural resources remains one of Chuck’s primary goals, he feels that a greenway trail is definitely possible. A trail could address the increased demand for non-vehicular transportation and recreation in Southeastern Pennsylvania. In addition, more people are looking to their own locale for vacation options. Local residents, as well as those from New York, Philadelphia, and Baltimore, could come to the area and enjoy a greenway trail in addition to existing heritage amenities.
- Proper packaging and marketing strategies are key in this area of conservative Pennsylvania Dutchmen, according to Wertz. The Tulpehocken Scenic Rivers Study, a heritage study completed in the early 1990's, had good intent, but initially stirred bad feelings among local farmers. Similarly, the Lebanon County Farmland Preservation Board, upon its creation, was considered an enemy to one farmer. Later, when he realized that the Board’s goals were very similar to his goals, he joined the Board.
- This Greenways Plan provides the opportunity to strengthen the public’s awareness, pride, and concern over the area’s natural, historic, and agricultural resources. If presented properly, the plan could get many residents and groups aligned together for a common cause.

Earl and Lee Meyer - Directors of the Lebanon County Planning Department.

- Lebanon County completed a Comprehensive Plan in 1987, and a Recreation Plan in 1974. The County has been waiting for the completion of a county-wide GIS database before starting any updates. When the GIS is ready, multi-level funding is tentatively available through DCNR, DEP, DCED, and PennDOT to do a pilot county comprehensive plan that will include a section on open space and greenways. Most municipalities in Lebanon County have been waiting for this new county plan to get underway before starting any individual or regional plans. The most up-to-date comprehensive plan is Heidelberg Township. Lebanon City and County may do a joint recreation plan through a peer-to-peer grant.
- Recent smaller-scale planning efforts in Lickdale (Union Township) and South Annville Township have revealed an enthusiasm for greenway and open space planning. In South Annville, an infill area has been proposed for development. With help from the Natural Lands Trust, a hub-and-spoke greenway system will be established that will provide recreation trails and stormwater filtration. A “super-homeowners association” will maintain the trails.
- Today’s hot spots for development include:
  - ▶ Palmyra and vicinity, due to its cheaper land in relation to the adjacent Derry Township, Dauphin County, a pricey, exclusive area.
  - ▶ Jackson Township, where lack of regulations attracts developers.
  - ▶ Industrial growth near the Interstate 78 and 81 interchange.
  - ▶ Industrial growth on the south side of Lebanon.

- 75% of Lebanon County residents live within 2 miles of Route 422.
- Route 422 is also a dividing line between shale geology to the north and limestone geology to the south.
- The most successful recreation provider in Lebanon County has been the rails-to-trails program. When finished, the trail will extend from downtown Lebanon to the Lancaster County line, where an existing trail will connect to Elizabethtown. Future projects may include a trail link from Lebanon north to Swatara State Park. Since portions of the Lebanon Valley Trail have been open, the only problem has been a lack of parking.
- The most difficult area to implement a greenway plan, the Meyers feel, is Jackson Township. The Township, with fast-growing suburban development, is still operating like a rural township in the realm of permitting and regulations. The Township had the most housing starts between 1990 and 2003. There is “sour grapes” among some board members about Stracks Dam nature preserve, and the Whitmoyer Superfund site reclamation.
- Lebanon County has a very active floodplain management program, providing adequate regulation of the 100-year floodplain.
- The Meyers’ vision of a Tulpehocken Greenway:
  - ▶ Create a biking and hiking trail network along the creek, sometimes using existing roadways. Public recreation opportunities would get much more backing and buy-in than conservation-only greenways.
  - ▶ Establish linkages between different communities, parks, and other features.
  - ▶ Incorporate historic features. Many locals and tourists are interested in Union Canal locks and historic homes and farms.
  - ▶ Conserve natural corridors of varying widths. In developed areas, these may be narrow.
  - ▶ Stay away from large tracts of unimproved open space. These create wildlife nuisances, and do not get used by the public.
  - ▶ Incorporate meadows and wetlands as natural and scenic assets to the greenway.
  - ▶ Make sure the greenways are low-maintenance.
  - ▶ Establish a planning framework, then have other agencies “buy in” and implement.
  - ▶ Timing is important; getting the right combination of planning, funding, and implementation effort.
- Money is available through the a \$40,000 fine collected from the Ironwood gas-fired power plant in South Lebanon Township. The money can be used for conservation efforts on the Tulpehocken and Quittapahilla Creeks.
- Trails through boroughs could be funded through the Safe Routes to School program, and PennDOT programs for bike paths.

- The Meyers provided a packet including demographic and economic data (including population projections), housing and subdivision activity reports, zoning profiles, the Lebanon County Interim Plan of 1987, a road map, a historic site map, and a basic land use map (superimposed on aerial photography from 1997).
- Jo Ellen Litz, a county commissioner, has been very proactive in conservation efforts. She did a lot of the visioning for the Swatara Water Trail. Phone 717.274.1175.

Earl Ibach - Curator, Tulpehocken Settlement Historical Society.

- Ibach founded the Society in 1970 in response to the razing of the Zion Union Church of 1792. The major thrust of the Society is to preserve historic landmarks, preserve the history of our ancestors, and to maintain a comprehensive geneological library. The Society has between 450 and 500 members. Through the efforts of the Society, the Womelsdorf Borough Hall was saved from destruction. Today, people visit and phone the Society from all across the nation.
- Important historic sites, according to Ibach, include:
  - ▶ Charming Forge, an iron forge that started operation in 1749, making it the oldest industry west of the Schuylkill River. Ibach “convinced” Chip Henderson to purchase this site.
  - ▶ Conrad Weiser Homestead, the home of the one of the most important negotiations between Native Americans and settlers during the Colonial period. Weiser signed Indian treaties in PA, MD, NY, VA. According to Ibach, Weiser does not receive much attention in history books because he was German.
  - ▶ Godfried Fiddler Homestead, located on the curve of the Tulpehocken Creek south of Charming Forge. Fiddler was one of the 15 original settlers of the Tulpehocken area, who settled the creek between Myerstown and Blue Marsh in the early 1720's. Union Canal locks are well intact here.
  - ▶ Stouch Tavern, in Womelsdorf. George Washington spent the night here.
- Ibach wrote “The Hub of the Tulpehocken,” a comprehensive history of the Womelsdorf area. The book, now rare, was praised by an Indiana University History professor, and can be found at the Society’s library.
- Ibach feels that a trail would be acceptable, as long as no motorized vehicles are allowed.
- The key to getting local support of a greenway trail is *presentation*. We have to be diplomatic. To sell the idea to local farmers, promote the ideas of beautification and preserving heritage. Do not recommend anything that could negatively affect their commercial enterprise.

Joe Aicholz, owner of Blue Marsh Ski Area, residential developer.

- Aicholz is developing 50 \$1 million homes adjacent to the ski area, and 207 homes adjacent to Heidelberg Country Club. He owns Blue Marsh Ski Area, but is considering several alternatives for the business. A Japanese firm offered to buy the ski area and convert it into a winter fun park. Aicholz is also considering developing the land into single family homes, since that would provide a greater immediate return.
- Kayaking would be very popular on the Tulpehocken. It is possible to kayak from Womelsdorf to Blue Marsh Lake. Periodic tree removal efforts would need to happen, but this can be done by a small number of people. Evolution Kayak Company, based in Reading, could organize volunteers.
- Several springs pour out of the ground and flow into the Tulpehocken Creek. One is located on Water Street just north of Womelsdorf. Another is located in somebody's basement in the subdivision on Womelsdorf's west section.
- According to Aicholz, environmental challenges facing the creek include the following:
  - ▶ Problematic sanitary sewer lines in Bernville Borough.
  - ▶ Mushroom soil piles near the creek at mushroom farms south of Christmas Village Road.
  - ▶ The Conservation District being choosy about what activities are monitored (e.g. too much monitoring of cattle fencing, not enough monitoring of mushroom farming)
  - ▶ Suspected DEP pay-offs
- Historic notes:
  - ▶ At Charming Forge, a man named Schlaegel made bullets for George Washington's army. The same man converted area Native Americans to Christianity. In return, the Natives planted thorny locust trees in honor of Christ.
  - ▶ Bernville was inhabited largely by Prussians.
- With regard to development, Aicholz is in favor of cluster development with public sewer; having higher densities while preserving the most important natural features. Aicholz feels that, at times, some conservation-minded people go too far. For example, one person recently tried to declare a dry area as wetlands to prevent a development action.
- A trail-based greenway is very possible, especially since the area is adjacent to Blue Marsh Lake, which features popular, high-quality mountain biking trails, and sees as many as 1.5 million swimming visitors per year.
- Aicholz also sees more opportunity for youth recreation camps similar to Camp Calvary on Summer Mountain Road.

- Area Mennonites are doing a fine job of working farms, keeping them in the family, and occasionally going through preservation measures.

Earle “Chip” Henderson - founder, Millbach Foundation and Charming Forge Foundation.

- Henderson is a retired vice president of Merck Medco, a pharmaceutical company. He founded the Millbach Foundation to restore the Mueller’s House complex in Millbach. His goal is to create a museum, open to the public, that would feature a working mill. Part of the restoration effort entails working with the Philadelphia Museum of Art, which holds a large collection of the home’s original furniture and other items. Henderson hopes that the Museum of Art will return those items that are not on display in Philadelphia. Henderson also founded the Charming Forge Foundation to restore the namesake historic village into live-in village of 4 or 5 homes, together with interpretive resources for the visiting public. Henderson currently lives in the Charming Forge mansion. He worked with the Berks County Conservancy to establish conservation and viewshed easements on his Charming Forge landholdings.
- Charming Forge Dam, owned by PA Fish & Boat Commission, will be removed in September 2004. The regulatory delay in removing the dam was caused by an erroneous arsenic reading taken in 1980. The arsenic, originating from Bayer Corporation in Myerstown, was incorrectly measured as very high in concentration, causing concerns of free-flow into Blue Marsh Lake (a drinking water source). With that problem gone, Henderson and neighbors helped speed up the dam removal process by contributing private funds. Henderson wishes to buy this land from PA Fish & Boat, but keep a public access easement on it.
- Being that Charming Forge is situated in three municipalities (Marion, Heidelberg, and North Heidelberg Townships), Henderson has been able to interface with all three of them. His “take” on the area is that it is largely agrarian, and that is how residents and officials want to keep it. They tend not to support large regional actions, but would support a greenway plan such as this.
- Henderson feels that a bicycle/walking trail along the Union Canal Towpath would have “tremendous appeal.” It would provide opportunities not only for recreation, but also for historic tourism. The land surrounding the canal should be preserved, and historic sites should be highlighted. Like most trails, it should be open only from dawn to dusk.
- In order for the plan to appeal to the local population, it needs to be well thought-out. It also needs to engage and involve locals. If properly presented, Henderson feels the plan would go over well. Local Pennsylvania Dutch would be proud to display their heritage.

Philip Cornejo - Health, Environment and Safety Supervisor, Bayer Health Care LLC

- Bayer Health Care one of the largest industrial uses in the Study Area, and a major employer. More than 600 people work at Bayer’s industrial campus on the southwest side of Myerstown. The northwest corner of Bayer property abuts the Tulpehocken Creek, and two large detention basins sit in the floodplain.
- Bayer has historically been active in the community. The company has done numerous voluntary clean-up and tree-planting activities in and around Myerstown, including the annual Earth Day program. Bayer has also donated money to the community, including several thousand dollars for the restoration of the Isaac Meier Homestead.
- Bayer is also a good steward of the earth on its own property. The company has erected an experimental windmill to research the possibility of generating electricity on campus. Bayer also recycles most of its waste, from standard items like boxes to larger commodities like street light poles. And, in compliance with local regulations, Bayer has planted vegetation screens around the perimeter of the property, and has built effective storm water detention basins.
- Bayer has plans to expand on its existing property. Building would occur in the northwest corner of the property, adjacent to pastureland owned by the Wenger family. Storm runoff from these new impervious surfaces would drain to the existing detention basins, and vegetation screens would be replanted to surround the new extent of the building campus. New construction will not occur in the floodplain or riparian area of the Tulpehocken Creek.
- In light of Bayer’s past and present involvement in the community, Cornejo feels that a greenway, whether conservation or recreation-based, is something that Bayer would support. Bayer’s most likely role would be twofold:
  - ▶ Enhancing the riparian and floodplain areas of Bayer property with plantings and no-mow areas.
  - ▶ Volunteering personnel for the clean-up and maintenance of any future trails in the Myerstown area.

As far as monetary contribution, Cornejo states, “it would depend on the magnitude of the project.” But as previously stated, Bayer has helped fund community projects in the past.

- It must be emphasized that no public trails would be built on Bayer property under any circumstances. As a pharmaceutical company that manufactures medicine on site, Bayer enforces tight security on its property, with guard stations and barbed-wire fencing throughout. Bayer does not own excess land that could be used for public purposes.
- As a resident and commuter in the Western Berks and Eastern Lebanon County area, Cornejo notes that there are very few places to safely and enjoyably ride a bicycle in the area. Cornejo lives near Blue Marsh Lake, and has ridden the trails of National Recreation Area with his family. But in almost every case, he has found it necessary to transport the bikes via automobile and bike rack, because the roads are too dangerous to ride on.



**APPENDIX C - LANDOWNER QUESTIONNAIRE**

- 1) Which one of the following landowner categories best describes you?  
 Resident, non-agricultural     Resident, farmer     Retail business / shopping center  
 Industrial operation     Landlord of residence(s)     Owner of vacant land  
 Other (please explain) \_\_\_\_\_  
 \_\_\_\_\_
- 2) Are you enrolled in any conservation-oriented programs such as Act 319 Clean and Green, Conservation District Cooperator, Conservation Easements, or other programs?  Yes     No    Please explain:  
 \_\_\_\_\_  
 \_\_\_\_\_
- 3) Are you currently in the process of selling, subdividing, or developing your land?  Yes     No  
 Please explain: \_\_\_\_\_  
 \_\_\_\_\_
- 4) Do you think that a greenway is a worthwhile undertaking along the Tulpehocken Creek in Berks and Lebanon Counties?  
 Yes     No     Not Sure    Please add any comments below.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 5) What do you think are the most important features along the Tulpehocken Creek that need to be protected in some fashion? Secondly, do any of these features exist on your land? For both columns below, please mark all that apply.

Feature	Needs to be protected	Exists on my land
1. The Creek itself, and its tributaries		
2. The 100-Year Floodplain (Areas near the creek that flood at least once every 100 years, typically within 100 to 400 feet of the creek )		
3. Wetlands (swampy or marshy areas near the creek)		
4. Areas where unique or threatened plant or animal species are found		
5. Riparian buffers (areas within a specified distance of the stream bank)		
6. Woodland areas along the creek		
7. Steeply-sloped lands along the creek		
8. Agricultural land (including crop farms, pasture land, and orchards)		
9. Historic buildings, structures, or areas		
10. Scenic views within the creek valley		
11. Other feature (please explain)		
12. Nothing needs to be preserved.		

**Tulpehocken Greenway Feasibility Study**

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- 6) As mentioned in the cover letter, greenways may range from open space with no public access, to developed trail systems open to the public for various recreation activities. What type of greenway would be most appropriate along the Tulpehocken Creek? And what type of greenway would you allow on your land? Please consider the various options listed below, and mark all that apply.

Feature/Facility	Appropriate somewhere along the Tulpehocken Creek	I would consider allowing this on my property
1. Open space with no trails, no public access, and no farming		
2. Farmland with no trails and no public access		
3. Habitat restoration areas (tree-planting, stream bank enhancement, etc.)		
4. Canoe, kayak, and rowboat access (on the stream only)		
5. An auto or bike tour route on existing roads		
6. Small, naturally-surfaced nature trails for walking, nature observation, and fishing access		
7. Crushed gravel or cinder paths for walkers, runners and bicyclists		
8. Areas for dog-walking		
9. Trails for horseback-riding		
10. Trails for cross-country skiing		
11. Paved, graded multi-use paths for walkers, runners, bicyclists, and skaters		
12. Trails for motorized all-terrain vehicles and snowmobiles		
13. Primitive camping facilities		
14. Hunting areas		
15. Indoor facilities, including interpretive centers, rest facilities, etc.		
16. Athletic facilities (e.g. soccer fields, baseball diamonds, basketball courts)		
17. Other feature/facility. Please explain:		
18. No greenway of any kind should be established along the Tulpehocken Creek.		

- 7) If you are willing, please write your name and address below so that we can tabulate our results geographically. We will not release your name or comments for any purposes. You may also include a phone number or e-mail address, which will also remain confidential. Again, this information is not required.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

***Thank you very much for your cooperation and input! Please return this questionnaire in the attached envelope on or before Tuesday, June 1. Postage has been provided.***

**APPENDIX D - PUBLIC MEETINGS**

Public notice sent to area newspapers, June 7, 2004:

**CONSERVANCIES TO DISCUSS  
GREENWAY**

The Berks County Conservancy and Lebanon Valley Conservancy will hold informational meetings on the Tulpehocken Greenway Feasibility Study. Duplicate meetings will be held in each county, at 7 p.m. Wednesday, the 16<sup>th</sup>, at Blue Marsh Main Ski Lodge, North Heidelberg Rd., Bernville, and at 7 p.m. Thursday, the 17<sup>th</sup>, at Jackson Elementary School, 558 W. Main Ave., Myerstown.

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Following page: Flyers distributed by Steering Committee and acquaintances thereof.

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# **Eastern Lebanon County Residents:**

## **Help create a vision for the Tulpehocken Creek**

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The Lebanon Valley Conservancy and Berks County Conservancy are studying the possibility of a “greenway” along the Tulpehocken Creek above Blue Marsh Lake.

A greenway could protect natural, agricultural, and historic resources along the creek, and maybe even provide new recreation opportunities.

You are invited to attend an upcoming public meeting. The conservancies will share initial research, and hear any questions or concerns you may have about this study.

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**Thursday, June 17, 2004  
7:00 PM**

**Jackson Elementary School Cafeteria  
558 West Main Avenue  
Myerstown, PA**

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# **Western Berks County Residents:**

## **Help create a vision for the Tulpehocken Creek**

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The Berks County Conservancy and Lebanon Valley Conservancy are studying the possibility of a “greenway” along the Tulpehocken Creek above Blue Marsh Lake.

A greenway could protect natural, agricultural, and historic resources along the creek, and maybe even provide new recreation opportunities.

You are invited to attend an upcoming public meeting. The conservancies will share initial research, and hear any questions or concerns you may have about this study.

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**Wednesday, June 16, 2004  
7:00 PM**

**Main Ski Lodge  
Blue Marsh Ski Area  
Bernville, PA**

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Public notice sent to area newspapers, March 8, 2005:

**CONSERVANCIES TO PRESENT  
GREENWAY STUDY**

The Lebanon Valley Conservancy and Berks County Conservancy will present the Tulpehocken Greenway Feasibility Study for public comment. Duplicate meetings will be held in each county, at 7 p.m. Thursday, March 17, at Jackson Elementary School, 558 W. Main Ave., Myerstown, and at 7 p.m. Tuesday, March 29, at the Berks County Agricultural Center, 1238 County Welfare Road, Leesport.

Press release sent to local newspapers and private/non-profit groups, March 8, 2005:

### **Conservancies to present Tulpehocken Greenway Study**

The Lebanon Valley Conservancy and Berks County Conservancy will hold public meetings to present and discuss a plan to protect and enhance the upper portion of the Tulpehocken Creek in Lebanon and Berks Counties.

The *Tulpehocken Greenway Feasibility Study*, sponsored by the two non-profit conservancies and a grant from the Pennsylvania Department of Conservation and Natural Resources, has been under preparation for one year. Planning consultant Urban Research and Development Corporation of Bethlehem, Pa. has worked closely with the two conservancies and a steering committee to craft the document.

The greenway study identifies major natural resource and recreation-related issues facing the 89 square mile watershed, and recommends a series of greenways which would conserve linear corridors of open space along the area's streams and ridgelines. The proposed greenways would also preserve additional farmland, protect historic resources, and potentially provide new trails, water-based recreation, and auto or bike touring routes.

The proposed greenways would reach into a total of 13 municipalities split among the two counties, in an area defined by the watershed, or drainage basin, of the Tulpehocken Creek above Blue Marsh Lake.

The conservancies and their consultant will present a draft version of the completed plan and its maps for review and comment by the general public. One meeting will be held in each county, at the following times and places:

Thursday, March 17, 2005, 7:00 P.M., at the Jackson Elementary School Cafeteria, 558 W. Main Ave., Myerstown.

Tuesday, March 29, 2005, 7:00 P.M., at the Berks County Agricultural Center Auditorium, 1238 County Welfare Road, Leesport.

Following page: Flyers distributed by Steering Committee and acquaintances thereof.

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# **PUBLIC MEETINGS**

**ON THE**

## **TULPEHOCKEN GREENWAY FEASIBILITY STUDY**

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The Lebanon Valley Conservancy and Berks County Conservancy have completed the *Tulpehocken Greenway Feasibility Study*, which looks at the possibility of conserving linear corridors of open space along our area's streams and ridgelines, preserving additional farmland, protecting our many historic resources, and potentially providing new opportunities for land and water-based recreation. The study affects the 13 municipalities of the upper Tulpehocken watershed, between the City of Lebanon and Blue Marsh Lake, and south to Kleinfeltersville.

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*Please attend* one of the following two public meetings sponsored by the two conservancies to learn more about greenways, and to review and comment on the study's goals, recommendations, and maps.

### LEBANON COUNTY MEETING

Thursday, March 17, 2005  
7:00 P.M.

Jackson Elementary School  
Cafeteria

558 West Main Avenue  
Myerstown, PA

### BERKS COUNTY MEETING

Tuesday, March 29, 2005  
7:00 P.M.

Berks County Agricultural Center  
Auditorium

1238 County Welfare Road  
Leesport, PA

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Sign-in sheets from final public meetings:

**March 17, 2005**

**Welcome to the public meeting on the Tulpehocken Greenway Feasibility Study!  
Please sign in and take a discussion guide, "Introduction", and comment sheet.**

NAME	AFFILIATION	PHONE/E-MAIL (OPTIONAL)
<u>Al Winn</u>	<u>Patriot News</u>	<u><a href="mailto:awinn@pnco.com">awinn@pnco.com</a></u>
<u>Brian Gish</u>	<u>Rettew Assoc.</u>	<u><a href="mailto:bgish@rettew.com">bgish@rettew.com</a></u>
<u>Sandi Lynn Brown</u>	<u>Lebanon Daily News</u>	<u><a href="mailto:sandilynnbrown@ldnews.com">sandilynnbrown@ldnews.com</a></u>
<u>Earl Moyer</u>	<u>Lebanon Co. Planning Comm.</u>	<u>_____</u>
<u>Ellie Salahub</u>	<u>Lebanon Valley Conservancy</u>	<u><a href="mailto:salahub@verison.net">salahub@verison.net</a></u>
<u>Tisha Walmer</u>	<u>Lebanon Valley Conservancy</u>	<u><a href="mailto:tmw@lmt.net">tmw@lmt.net</a></u>
<u>Betty Conner</u>	<u>Lebanon Valley Conservancy</u>	<u><a href="mailto:btconner@msn.com">btconner@msn.com</a></u>
<u>Tod Dissinger</u>	<u>Lebanon Valley Rail Trail</u>	<u><a href="mailto:toddissinger@supernet.com">toddissinger@supernet.com</a></u>
<u>Cathy Sonnew</u>	<u>_____</u>	<u>610-589-1917</u>
<u>Paul Sonnew</u>	<u>_____</u>	<u>610-589-1917</u>
<u>Todd Collar</u>	<u>Landowner</u>	<u>610-589-9822</u>
<u>Lynn Collar</u>	<u>Landowner</u>	<u>_____</u>
<u>Sheila Wartluft</u>	<u>North Lebanon Township</u>	<u>717-866-6657</u>
<u>Ken &amp; Karen Hamish</u>	<u>Landowner</u>	<u>717-273-6275</u>
<u>Rob McNamee</u>	<u>Lebanon Valley Rail Trail</u>	<u>717-272-3908 Ext. 4</u>
<u>Chuck Wertz</u>	<u>Lebanon Valley Conservancy</u>	<u>717-866-2975</u>
<u>Brian Beamesderfer</u>	<u>_____</u>	<u>610-488-6509</u>
<u>George Shellington</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>
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