



**PETERS  
TOWNSHIP**  
P E N N S Y L V A N I A

# PETERS TOWNSHIP COMPREHENSIVE PLAN UPDATE

**STEERING COMMITTEE KICKOFF MEETING**

**MAY 13, 2025**

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Engineering | Planning | Infrastructure Solutions

# MEET US



**Laura L. Ludwig, AICP**  
Project Manager | Group Manager



**Lori Morgan, AICP**  
Senior Community Planner



**Sommer Schneller**  
Planner II

# AGENDA

- Introductions
- What is a Comprehensive Plan?
- Review Scope of Work
- Review Project Schedule/ Key Milestones
- Role of the Steering Committee
- Review Tasks Completed to Date/ Tasks Underway
- SWOT Analysis Exercise
- Open Discussion and Dialogue on Key Issues
- Discuss Upcoming Outreach Events
- Wrap Up and Next Steps

# WHAT IS A COMPREHENSIVE PLAN?

- A community's vision for the next 10-15 years
- Statement of goals and objectives related to housing, economic development, land use, infrastructure, parks, recreation, community facilities, natural resources, etc.
- Road map and policy guide for decision making
- Helps to get funding for projects and initiatives

Planning  
helps  
communities  
to envision  
their future.

# IMPLEMENTABLE PLANNING

- Implementable Comprehensive Plans focus on achievable goals, objectives, and strategies for the Township to complete over the next 10+ years
- Implementable Plans are centered around “theme areas” while still achieving the PA MPC’s requirements



# SCOPE

## PHASE 1

### VISIONING, OUTREACH, NEEDS ASSESSMENT & STRATEGY DEVELOPMENT

## PHASE 2

### PLAN DEVELOPMENT, CAPACITY BUILDING, & IMPLEMENTATION

## DISCOVERY & OUTREACH

- Trends Report
- Past Plans Review
- Community Outreach and Engagement: Online Community Survey, Staff Focus Group Meetings, Pop-Up Events, Key Stakeholder Focus Group Meetings, and a Public Open House Meeting with Visioning Exercises

## VISIONING

- Theme Identification
- Goal and Strategy Development
- Transformative Sketches / Illustrative Graphics

## LAND USE & ZONING

### QUICK FACTS



6 ZONING DISTRICTS



2 OVERLAY DISTRICTS



24.3 SQUARE MILES

The Township's current Zoning Map provides for all land use following zoning district designations:

- C1 - Neighborhood Commercial
- C2 - Highway Commercial
- LI - Limited Industrial
- OZ1 - Overlay Zone Reinforce
- OZ2 - Overlay Zone Port O' Call
- R1 - One Family Residential
- RE - Residential Estate
- S - Conservancy

### Existing Land Use and Zoning

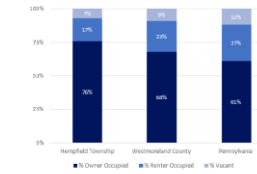
Penn Township has historically been a predominantly rural, suburban community. Over the last decade or so, growth and development has occurred in neighboring municipalities, which has started to bring some potential development pressures to Penn Township as well.

Penn Township is made up of a mix of land uses and is home to the Butler County Airport, Succop Nature Park, the Butler Country Club, the Penn Valley Athletic Club, numerous residential areas and neighborhoods, farmlands and agricultural areas and related uses, and various types of businesses along the busy Route 8 corridor.

**Commercial Areas**  
There are two commercial zoning districts within Penn Township. The first is the Neighborhood Commercial District and there are areas in Penn Township. The first is located in the center of the north side of Airport Road near the intersection of Court in addition, the second C1 area is located in the southeast Township along Dinnerbell Road, between Robinson Run Road. The images on the following page from the Township show the C1 areas.

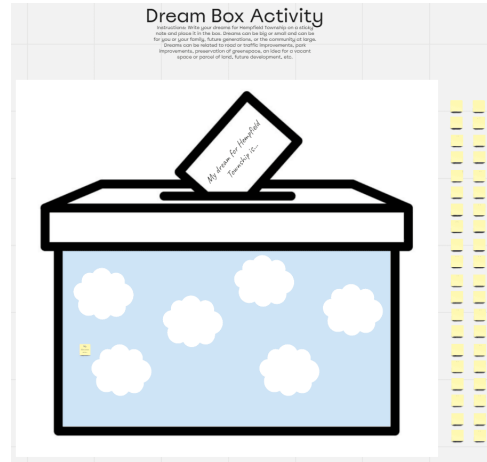


Of Hempfield's total housing units in 2021, 76% were owner-occupied, 19% were renter-occupied, and 7% were vacant. Hempfield's homeowner rates were higher than the ownership rates in the County and the State. The chart to the top right provides a comparison to Westmoreland County and Pennsylvania.



The chart below compares housing tenure and occupancy rates for Hempfield Township and the surrounding municipalities. In terms of household ownership type, Hempfield is most similar to Unity Township. The surrounding municipality with the highest owner-occupancy rate was North Huntingdon at 84%. North Huntingdon is tied with Penn Township for the lowest vacancy rate in the area at 5%.

	% Owner Occupied	% Renter Occupied	% Vacant
Hempfield	76%	17%	7%
Unity	74%	17%	9%
Mt Pleasant	74%	15%	11%
Salem	78%	14%	8%
Penn	82%	13%	5%
Sewickley	72%	13%	15%
South Huntingdon	77%	15%	8%
East Huntingdon	78%	16%	6%
North Huntingdon	84%	11%	5%



# SCOPE

## PHASE 1

### VISIONING, OUTREACH, NEEDS ASSESSMENT & STRATEGY DEVELOPMENT

## PHASE 2

### PLAN DEVELOPMENT, CAPACITY BUILDING, & IMPLEMENTATION

## SYNTHESIS & PLAN DEVELOPMENT

- Prepare a draft plan that meets all the PA MPC required elements but in an implementable, easy to read and use format
  - Future Land Use Map, Housing, Transportation, Parks and Recreation, Open Space, Environmental and Natural Resources, Trails, Community Facilities and Utilities, Infrastructure, Preservation, etc.

### INTRODUCTION

#### Overview

This 2023 Comprehensive Plan for South Fayette Township was developed over the course of a 22-month period to provide an understanding of how the Township has changed since its previous Comprehensive Plan was completed in 2013, to provide a snapshot of where the Township currently is, and to develop a road map for policy making including growth, development, preservation, parks and recreation, trails and connectivity, and various community facilities and services.

How will the Township be impacted by the recent opening of the Southern Beltway Connector? What additional improvements are needed to the Township's various parks and amenities? Are trails needed to

better connect neighborhoods to the Township's many recreational assets and to connect the Township to neighboring communities? Where should development be targeted in the Township and what areas should be slated for open space, conservation, and preservation? These are all questions that the Comprehensive Plan intends to address.

The Township's 2023 Comprehensive Plan outlines goals and strategies with an emphasis on the key themes that were identified during the planning process: (1) **housing and traffic**, (2) **economic development and future land use**, (3) **enjoyable and usable public spaces**, and (4) **preservation of greenspace and targeted growth areas**. The following chapters provide background context for each of the four key issues that emerged from the public engagement process.



SOUTH FAYETTE COMPREHENSIVE PLAN

### Theme Areas & Priorities

#### Overview

Through the visioning and public outreach processes, several key theme areas were identified that help to organize the 2023 Joint Comprehensive Plan. These key theme areas include the following:

- Greenspace and Preservation,
- Trails and Connectivity,
- Infrastructure,
- Managing the Impacts of Development,
- Stormwater and Environmental Issues,
- Places to Play, and
- Municipal Collaboration.

Each chapter is organized following one key theme area. These statements summarizing the intent of each theme were developed, which guide the goals and objectives. The goals and objectives form the priorities for each theme. The Implementation Chapter and Table provide additional details to assist with making the priorities a reality after the adoption of the plan. The following section provides an overview of the priorities for each theme, which are expanded on in the Action Items sub-section of each chapter.

#### Greenspace & Preservation

##### Theme Statement

Greenspace provides critical ecosystem services, like natural flood management and mitigation, water filtration, carbon sequestration, and many others. Universal access to greenspace is recommended for its positive impact on both physical and mental health. While both Franklin Park Borough and Ohio Township currently have greenspace, it is important to consider the ongoing preservation and expansion of

these areas, to support the proper function of natural services and the health of the residents.

##### Priorities

- Expand preservation areas in the Franklin Park Borough and Ohio Township.
- Mitigate flooding through the preservation of flood-prone areas and natural flood ways.
- Integrate more forms of active and passive preservation initiatives in the communities.

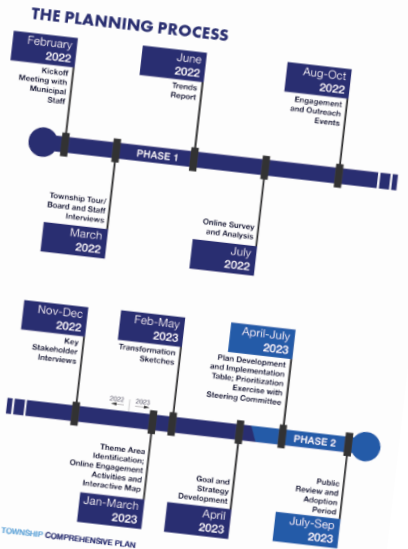
#### Trails & Connectivity

##### Theme Statement

Public engagement indicated that there is demand for additional walking and biking facilities in both Franklin Park Borough and Ohio Township. Residents would like to be able to walk and bike for recreation and fitness, as well as a primary mode of transportation. Improvements should be made to increase walking and biking connectivity to all resources, especially parks. This may be facilitated by the development of a Joint Connectivity plan, which will provide greater detail on potential connections, refined bicycle and pedestrian infrastructure, and anticipated impacts.

##### Priorities

- Improve multi-modal connectivity between par and neighborhoods; between regional parks; within neighborhoods; between neighborhoods; and between neighborhoods and schools.
- Improve walking and biking throughout the municipalities by expanding walking and biking infrastructure.



# SCOPE

## PHASE 1

### VISIONING, OUTREACH, NEEDS ASSESSMENT & STRATEGY DEVELOPMENT

## PHASE 2

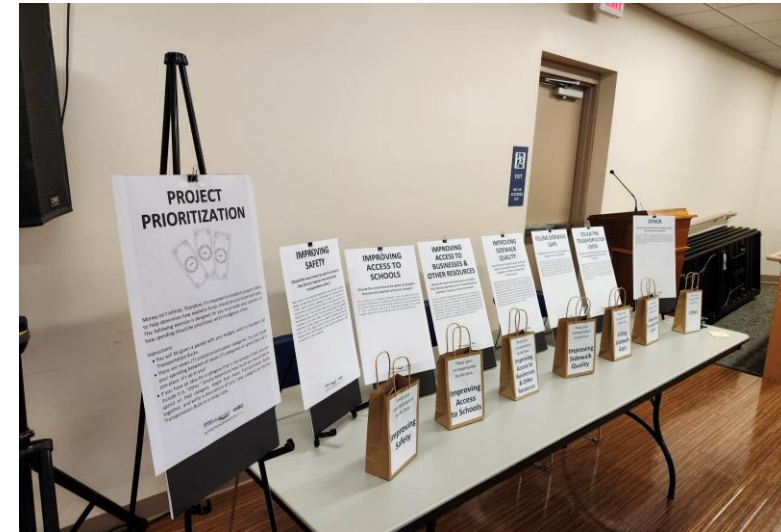
### PLAN DEVELOPMENT, CAPACITY BUILDING, & IMPLEMENTATION

## CAPACITY BUILDING & IMPLEMENTATION

- Prioritization Exercises with Steering Committee and Staff
- Implementation Matrix with goals, partners, time frames, and potential funding sources
- In-Person Work Sessions to Review
- Public Display and Review Period, Plan Adoption, and all PA MPC required meetings and public hearings

### BALANCING DEVELOPMENT AND PRESERVATION

Goal No.	Goal Description	Obj. No.	Objective Description	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
1	Promote the Township's agricultural heritage and continue with preservation efforts as appropriate.	1.1	Review the municipal land use ordinances to ensure that preservation, open space, and other requirements promote a balance between development and greenspace.	Municipal Governance, Third Party Consultant	Minimal Cost	Immediate 1-2 yrs	Staff time, Meeting time
		1.2	Promote the Township's Agricultural Security Area (ASA) program and add any interested property owners to the ASA as needed.	Municipal Governance, PA Department of Agriculture, WeConservePA, Westmoreland County Conservation District	Minimal Cost	Ongoing	Staff time, Meeting time
2	Improve and expand infrastructure to support future development.	2.1	Expand water, sanitary sewer, and other utilities in targeted areas for growth and development.	Municipal Governance, Municipal Authority of Westmoreland County, DEP, SPC, Private Developers	\$-\$\$\$	Short term 2-5 yrs	SPC, ARPA Infrastructure Funds, CFA - PA Small Water and Sewer Program, CFA - Sewage Facilities Program, PennVEST
3	Attract commercial, retail, and industrial users to Hempfield Township in targeted areas that support such development.	3.1	Work with area real estate brokers, property management companies, the Chamber of Commerce, and other organizations to recruit and retain businesses in the Township.	Westmoreland County Chamber of Commerce, Real Estate Brokers, Westmoreland County Industrial Development Corporation, Property Management Companies	\$	Ongoing	Staff time, Meeting time
4	Remediate blight, promote redevelopment of, and reinvest in the Township's Patchtowns.	4.1	Work with the County Redevelopment Authority, County Planning, and other entities to offer incentive programs to remediate blight and promote infill and redevelopment of the area's Patchtown communities.	Westmoreland County Redevelopment Authority, Westmoreland County Planning Department	\$-\$\$	Short term 2-5 yrs	Staff time, Meeting time
5	Promote additional housing growth and development where appropriate.	5.1	Identify target areas for housing growth and development in the Township.	Municipal Governance, Area Property Owners, Area Developers	Minimal Cost	Ongoing	Staff time, Meeting time



# SCHEDULE

	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	
<b>Phase 1: Visioning, Outreach, Needs Assessment, and Strategy Development</b>	[Red Bar]																
Initial Trends Report	[Red Bar]	[Red Bar]															
Past Plans Review	[Red Bar]	[Red Bar]															
Info for Township Website	[Red Bar]																
Day of Interviews and Community Tour		[Red Bar]															
Online Survey and Tools		[Red Bar]	[Red Bar]	[Red Bar]													
Steering Committee Meetings	Ongoing / Schedule TBD																
Neighborhood Pop Up Events																	
Stakeholder Focus Groups			[Red Bar]														
Community Kickoff Meeting and Open House			[Red Bar]														
Theme Area Identification				[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]										
Goal and Strategy Development				[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]										
Transformative Sketches				[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]										
<b>Phase 2: Plan Development, Capacity Building, and Implementation</b>																	
Plan Development								[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]				
Capacity Building and Implementation											[Red Bar]	[Red Bar]	[Red Bar]				
Rounds of Edits and Revisions & Open House												[Red Bar]	[Red Bar]	[Red Bar]			
Public Display and Adoption																	[Red Bar] PC Board

# KEY MILESTONES & DELIVERABLES

- Phase 1
  - Past Plans Review and Initial Trends Report
  - Public Engagement - Key Stakeholder Focus Groups, Neighborhood Pop Up Events, Open House Meeting
  - Ongoing Steering Committee Meetings
  - Draft Theme Areas and Goal and Objective Statements
  - Transformative Sketches/Illustrative Graphics/Mapping

# KEY MILESTONES & DELIVERABLES

- Phase 2
  - Draft Plan
  - Official Map Draft
  - Ongoing Steer Meetings
  - Prioritization Exercises with Staff and Steer
  - Second Public Open House
  - Implementation Matrix
  - MPC Required Approval Process

# ROLE OF THE STEERING COMMITTEE

- Attend meetings as needed (roughly every other month)
- Serve as a sounding board to the planning team (HRG and Township Staff) by providing feedback on various deliverables and plan elements throughout the process
- Review items as needed and provide comments, edits, revisions, and suggested improvements
- Assist with public engagement – talk to your neighbors, share information, meeting announcements, and updates via word of mouth or social media
- Share your ideas, concerns, thoughts, etc. throughout the planning process

# TASKS COMPLETED TO DATE

- ✓ Staff Kickoff Meeting – April 9, 2025
- ✓ Community Tour – May 2, 2025
- ✓ Department Heads Interviews – May 2, 2025
- ✓ Initial Trends Report Draft – Underway/In Process
- ✓ Past Plans Review – Underway/In Process

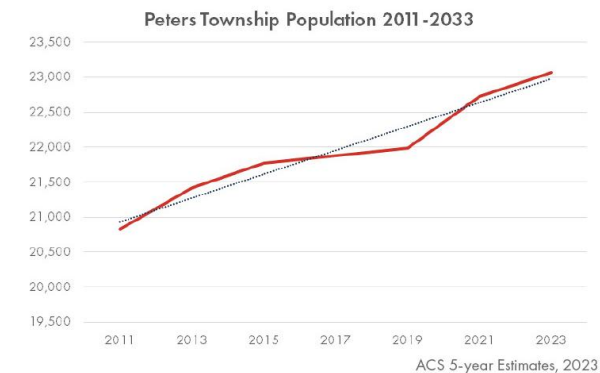
# TRENDS REPORT FINDINGS

- The Report analyzed Census and ACS data for the Township and Allegheny/Washington Counties over time
- Compared Township statistics to neighboring municipalities
- Assessed current amenities and facilities
- The Report was broken into the following categories:
  - Demographics
  - Housing & Affordability
  - Transportation
  - Economy & Development
  - Land Use
  - Parks & Recreation
  - Public Facilities & Amenities

## GENERAL DEMOGRAPHICS

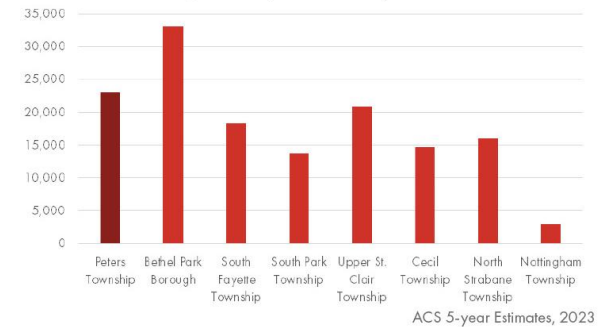
### Population

Since 2011, the Township's population has consistently increased. The population was 20,832 residents in 2011, and by 2023, the population had increased to 23,070 residents. This represents a 10.7% change from 2011 to 2023.



Amongst its neighboring municipalities that it shares borders with, the Township has one of the largest populations. Peters Township is the largest Township, while the Municipality of Bethel Park has the largest population.

### Regional Population Comparison

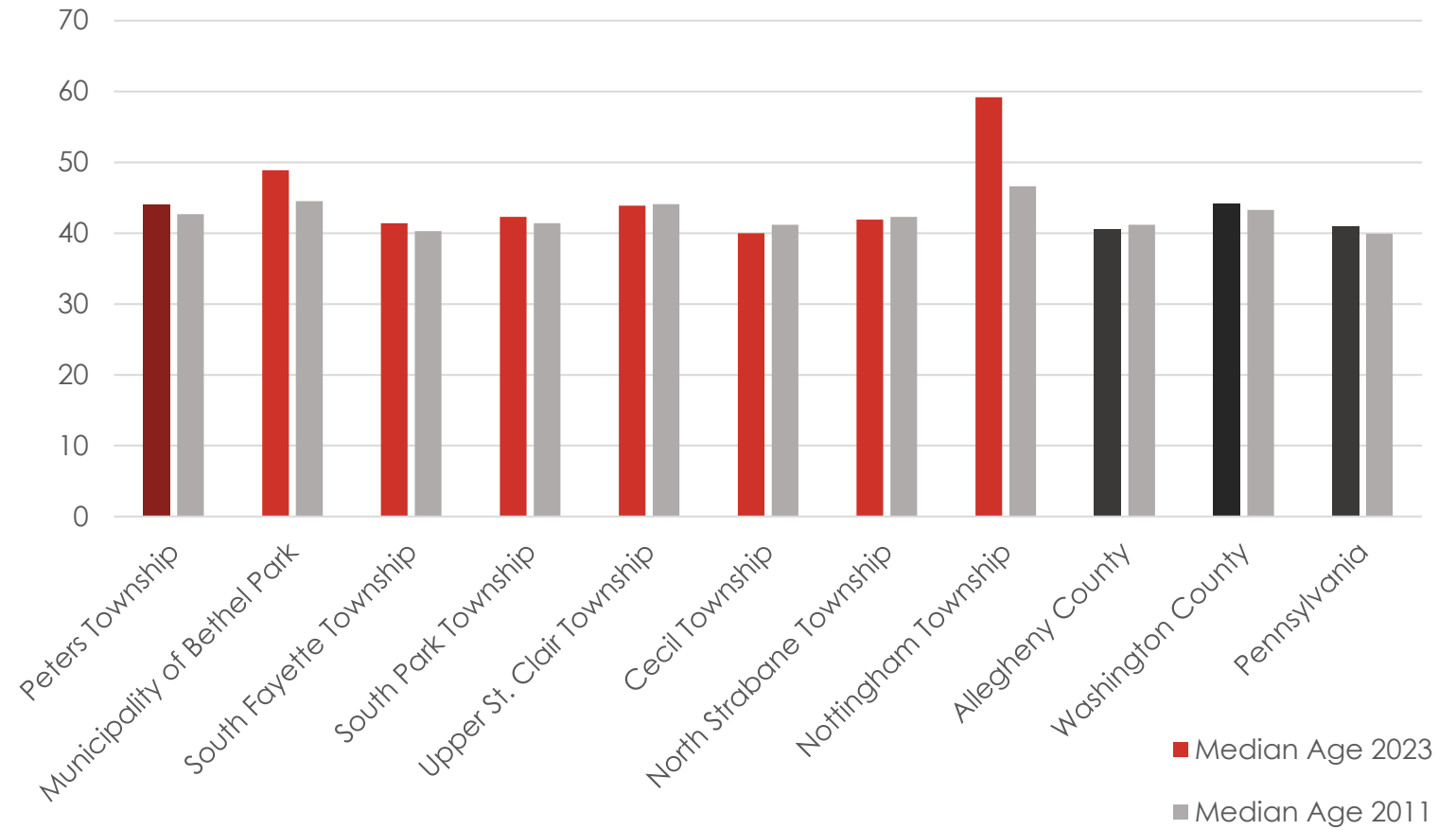


The Township is seeing greater growth than both Washington County and Allegheny County. Washington County's population increased by 1.1%, and Allegheny County's population increased by 1.4% from 2011 to 2023. This is significantly lower than the population growth of the Township, which was 10.7% during the same time period.

Not only is it important to understand recent growth in the Township but also to understand what might be expected in the future. To do this, population projections were developed based on a linear regression model, utilizing

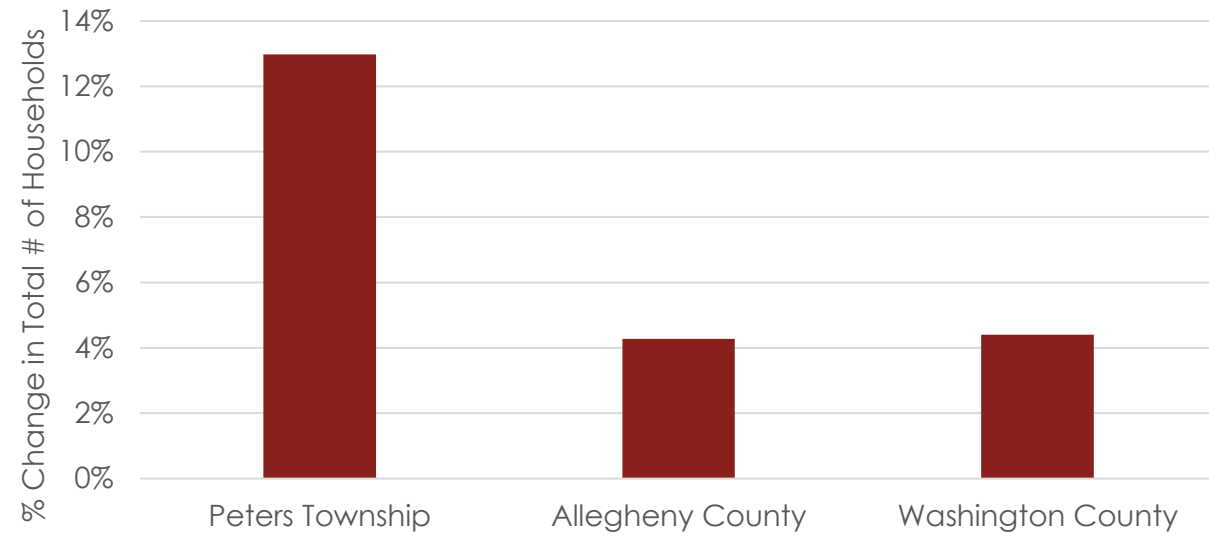
# TRENDS REPORT FINDINGS

Regional Median Age Comparison

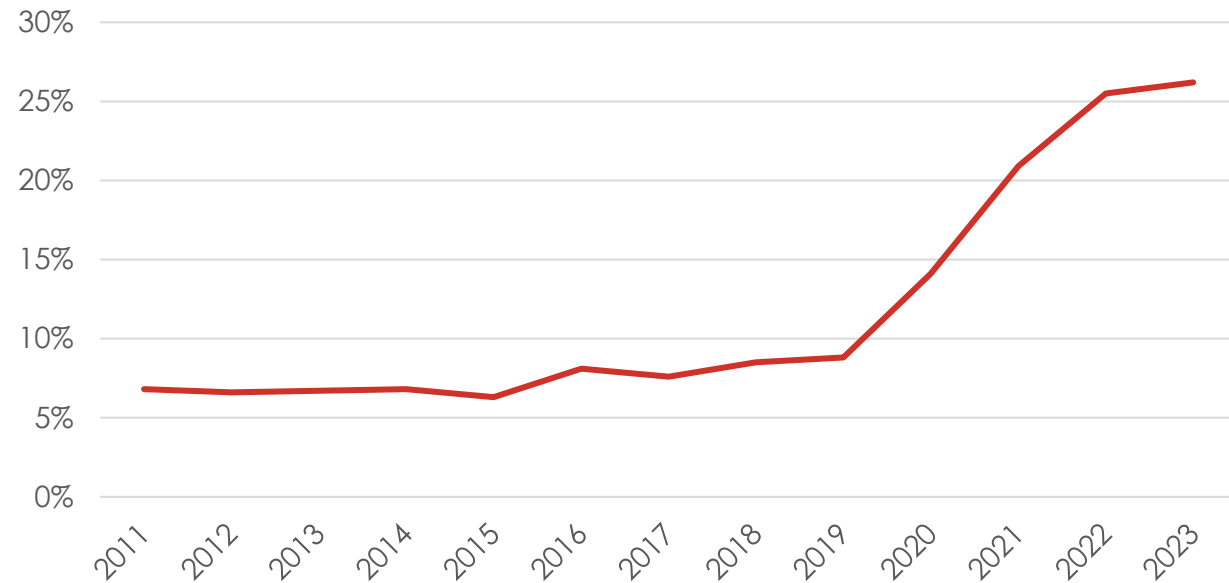


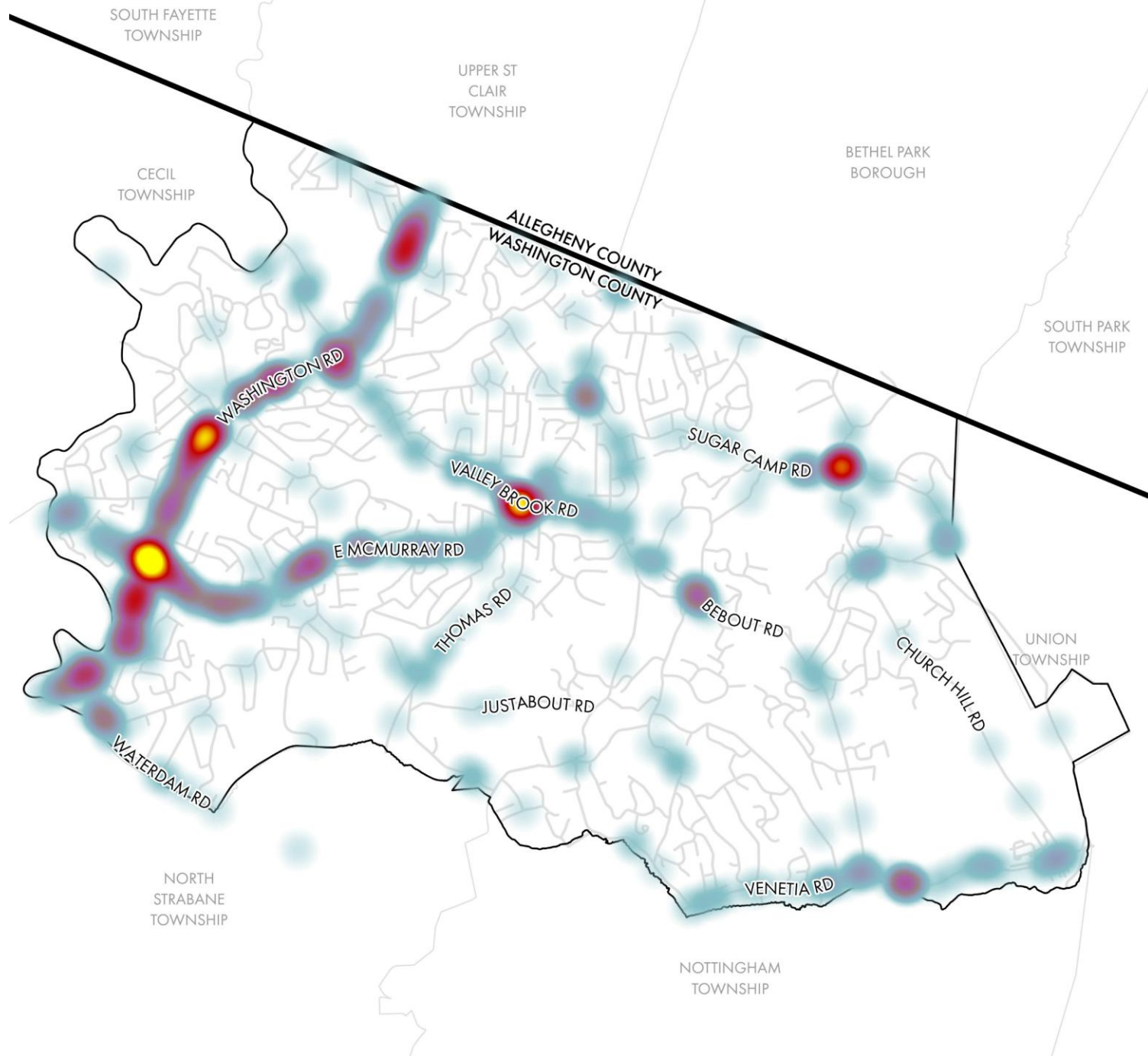
# TRENDS REPORT FINDINGS

### Household Growth, 2011-2023



### Percent of Residents Working from Home, 2011-2023







# Crashes

## Dec 2019 to Dec 2024

### Peters Township Comprehensive Plan

#### Legend

-  County Borders
-  Peters Township
- Crash Density, Dec 2019 to Dec 2024
-  Sparse
-  Dense



N

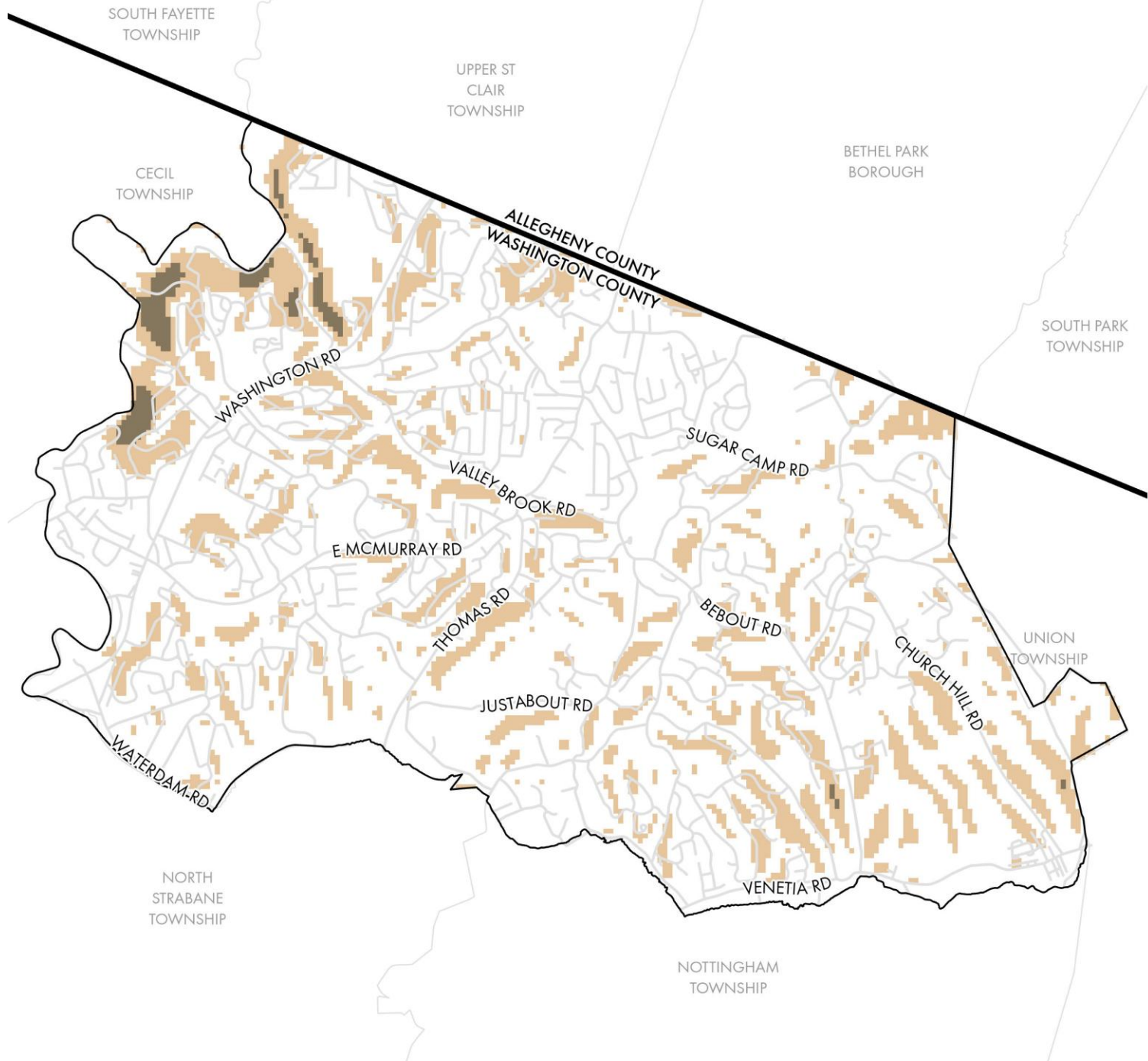


0 0.35 0.7 Miles

5/9/2025
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# SLOPES

## Peters Township Comprehensive Plan

### Legend

- Peters Township
  - County Borders
  - Roads
- Slope Value**
- 15% - 25%
  - Over 25%

N

0 0.35 0.7 Miles

5/6/2025
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# SWOT EXERCISE



# STRENGTHS

# WEAKNESSES

# OPPORTUNITIES

# THREATS

# OPEN DIALOGUE AND DISCUSSION

- Think about what topics are most important for the Township's Comprehensive Plan Update to address.
- Share your thoughts with us!
  - Needs
  - Issues
  - Concerns
- Best characteristics of the community
- Biggest challenges ahead
- What is your vision for the Township

No right or wrong comment or answer here!



# UPCOMING ENGAGEMENT ITEMS

- Information for Township Website
- Neighborhood Pop Up Events
  - First one – Community Day at the end of June – June 28<sup>th</sup>
- Community Survey
  - Hope to launch this sometime in late May/early June and have it open for a few weeks after Community Day event
- Key Stakeholder Focus Groups
- Public Open House
  - Target for this is September

# PHASE 1

## IMMEDIATE NEXT STEPS

- Finish Trends Report Draft
- Finish Past Plans Review Draft
- Finalize and Launch the Online Survey
- Provide the Township with Comp Plan Info for the Township Website
- Coordinate with Township On Key Stakeholder Focus Groups
- Next Steer meeting – July?

# NEXT STEPS & TO-DOS

## HRG

- Past Plan Review/Progress Report Since last Plan
- Initial Trends Report
- Info for Township Website
- Finalize Survey and Launch
- Prep for Community Day
- Key Stakeholder Focus Group Meetings

## Steering Committee

- Review Drafts of Past Plans Review and Trends Report and send feedback to Mark at the Township
- Help spread the word that the online survey is available (once ready!) to neighbors and friends
- Attend next steering committee meeting – Date TBD