



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

# PETERS TOWNSHIP COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING NO. 3

SEPTEMBER 9, 2025

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Engineering | Planning | Infrastructure Solutions

# AGENDA

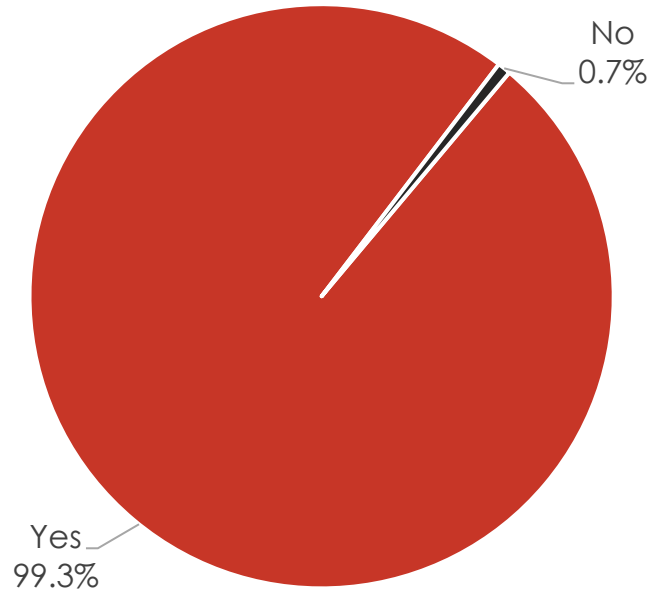
1. Review Tasks Completed Since July Meeting
2. Review Results of Engagement and Outreach
  - Online Survey and Mapping Tool Results
  - Key Stakeholder Focus Group Meetings Summary
3. Discuss Existing Land Use and Open Space Maps
4. Public Comments / Questions and Answers Period – 10 minutes
5. Breakout Discussion Groups
  - Future Land Use Map Discussion
  - Brainstorm Key Theme Areas
  - Ideas for Transformation Sketches
6. Wrap-up and Next Steps
  - Upcoming Event, Open House - September 23rd
  - Next Steering Committee Meeting – November

# TASKS COMPLETED SINCE JULY MEETING

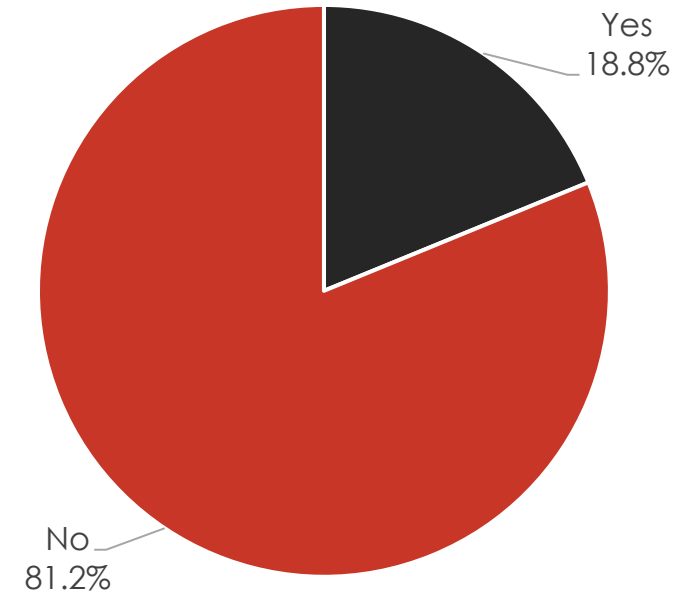
- ✓ Online Survey and Interactive Mapping Tool  
Summary and Findings
- ✓ Ongoing Monthly Check-in Meetings with Twp and HRG staff
- ✓ Edits and Revisions to Various Maps
  - ✓ Existing Land Use
  - ✓ Open Space
  - ✓ Future Land Use
- ✓ Key Stakeholder Focus Groups – August 2025

# ONLINE SURVEY RESULTS

1. Are you a resident of Peters Township?



2. Do you work in the Township or own a business in the Township?



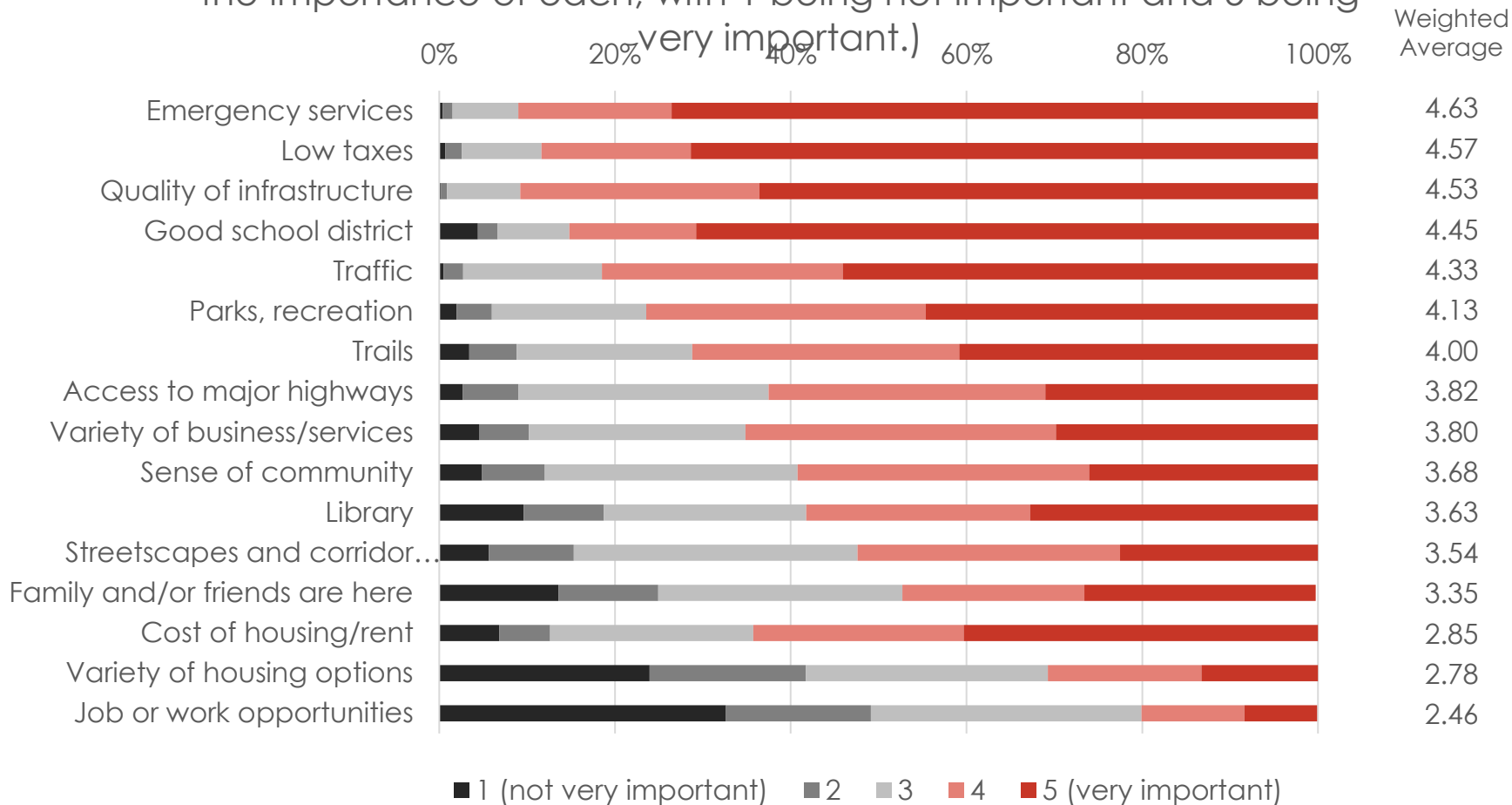
2,616

TOTAL RESPONSES



# SURVEY RESULTS

8. How important are each of the aspects of your community listed below to you today living in Peters Township? (Please rate the importance of each, with 1 being not important and 5 being very important.)

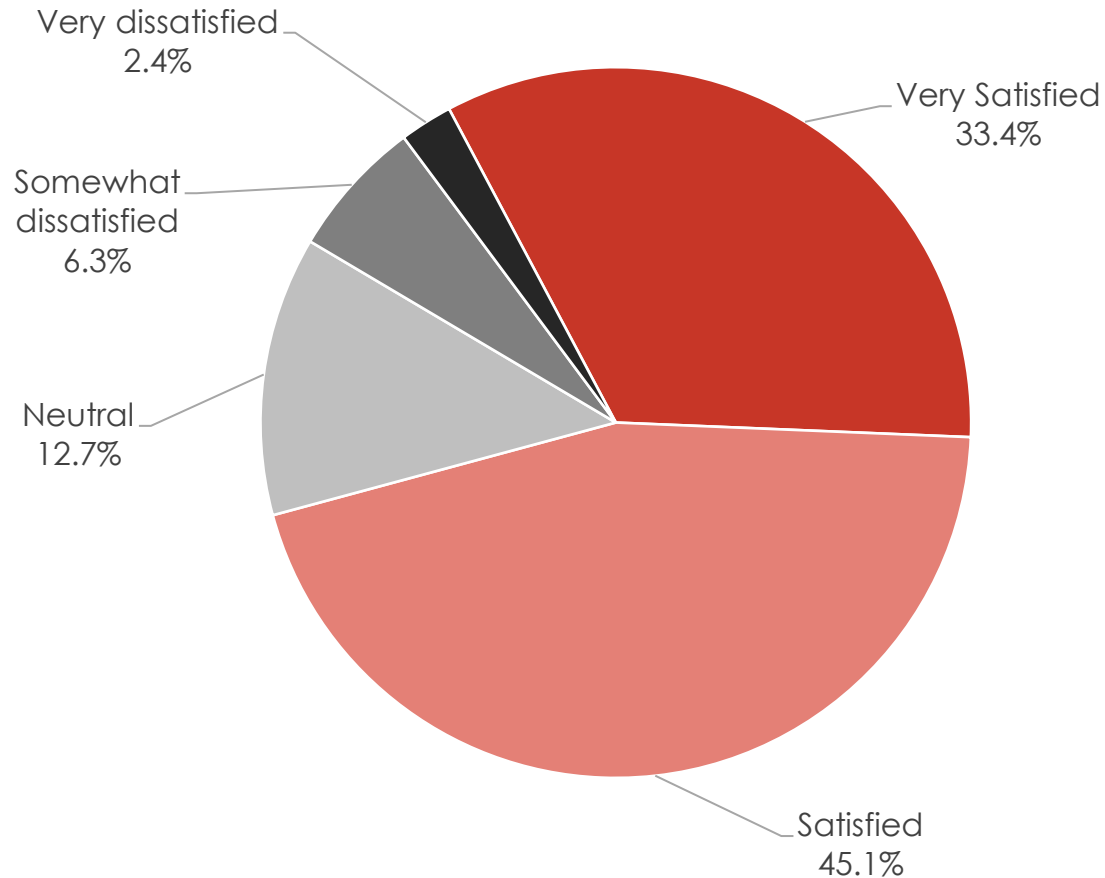


## Top Other Responses:

- Housing Preferences (163)
- Natural Environment (147)
- Community Amenities (108)
- Safety (94)
- Infrastructure (84)
- Governance (42)
- Lifestyle Values (38)

# SURVEY RESULTS

9. In general, how satisfied are you with Peters Township as a place to live?

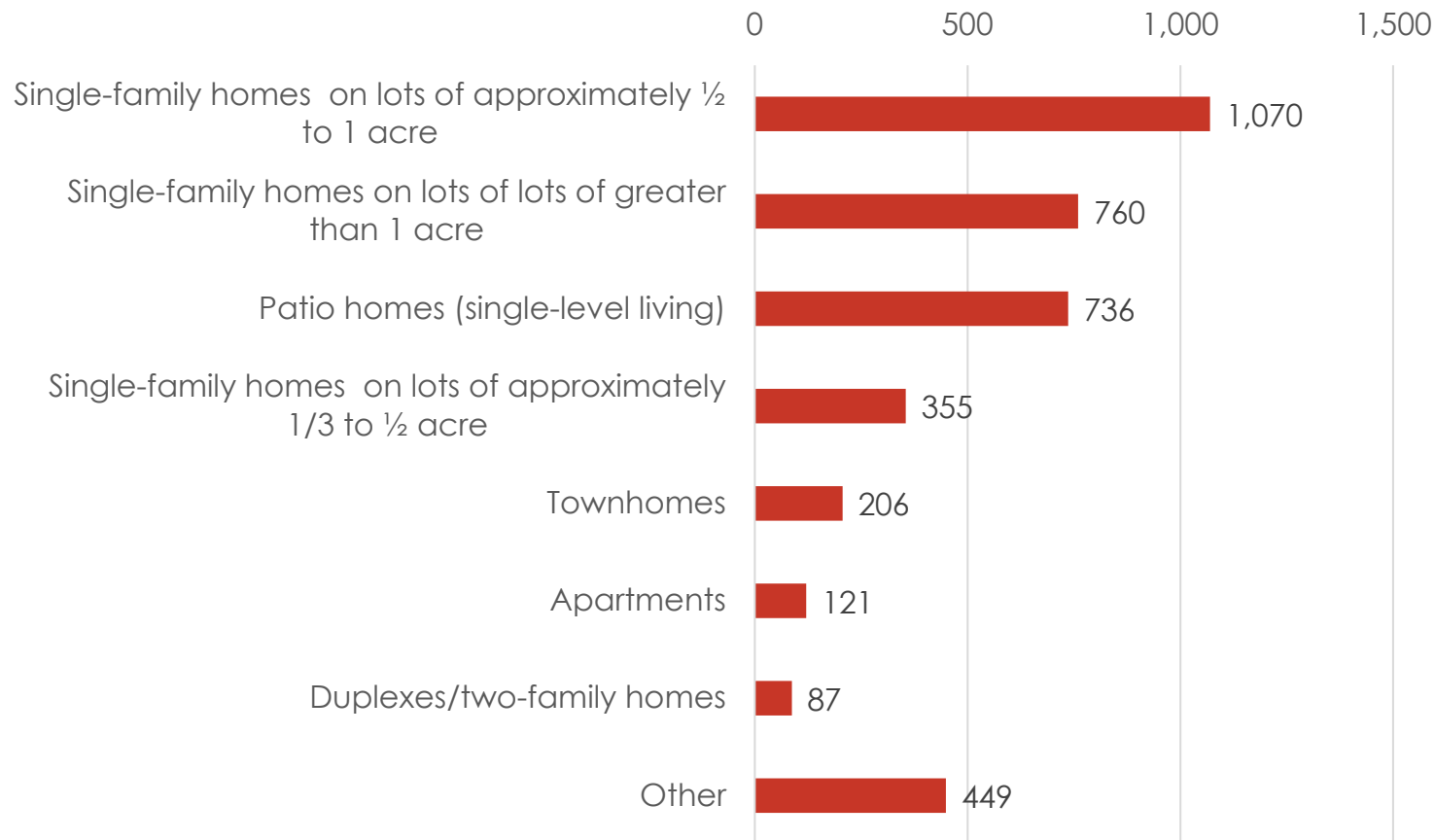


## Top Reasons for Selection “Neutral”, “Somewhat Dissatisfied”, or “Very Dissatisfied”:

- Overdevelopment (342)
- Traffic (202)
- Infrastructure Issues (173)
- Environmental Impact (156)
- Lack of Amenities (142)
- Affordability (113)
- Governance Concerns (89)
- Community Culture (76)

# SURVEY RESULTS

## 13. What type of residential development would you like to see more of in Peters Township?

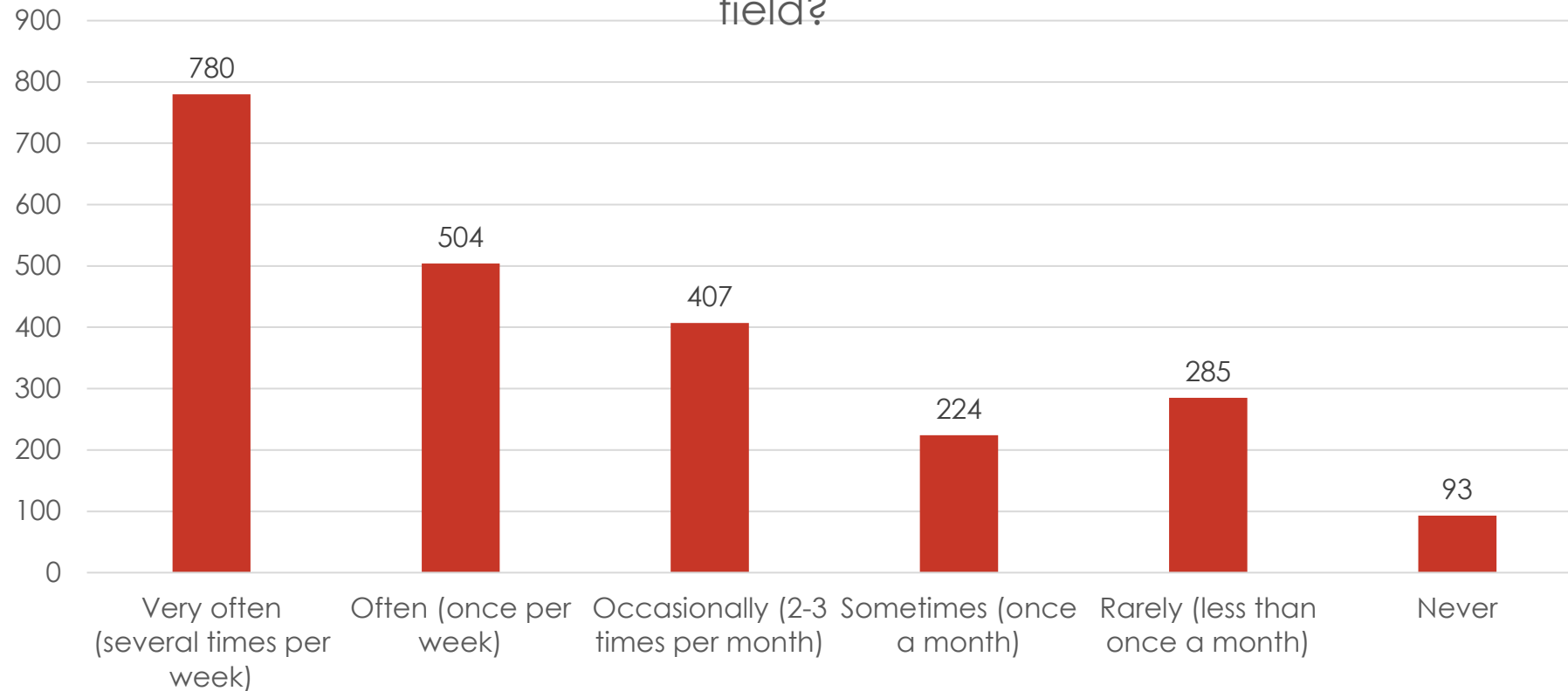


### Top Other Responses:

- No more development/Overbuilt (342)
- Affordable housing options (24)
- 50+/Retirement communities (14)
- No apartments/multifamily development or homes on lots <1/2 acre (10)
- Preserve green and open spaces (9)
- Patio or ranch style homes (8)
- Smaller lots and shared family development (4)
- Businesses, hotels, and farm (4)
- Mixed use (3)
- Walkability/Connectivity (3)
- Large Lot Homes (2)
- Condos (2)

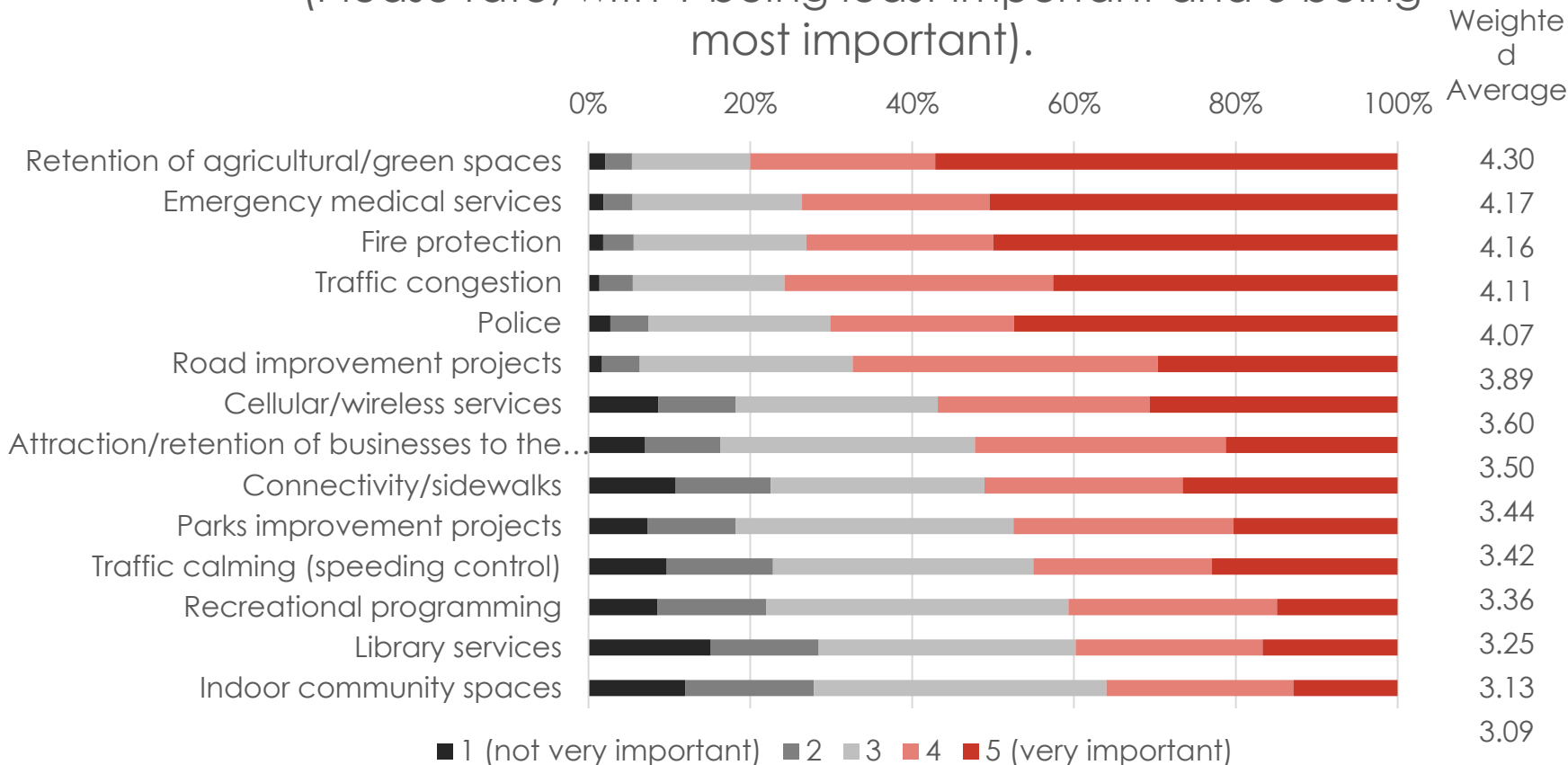
# SURVEY RESULTS

16. Peters Township has 7 parks and recreational fields that cover more than 513 acres of Township land. How often do you or others in your household use a Township park or recreational field?



# SURVEY RESULTS

20. What issues do you think should be most important to Peters Township government, officials, and staff moving forward as the plan update is developed? (Please rate, with 1 being least important and 5 being most important).



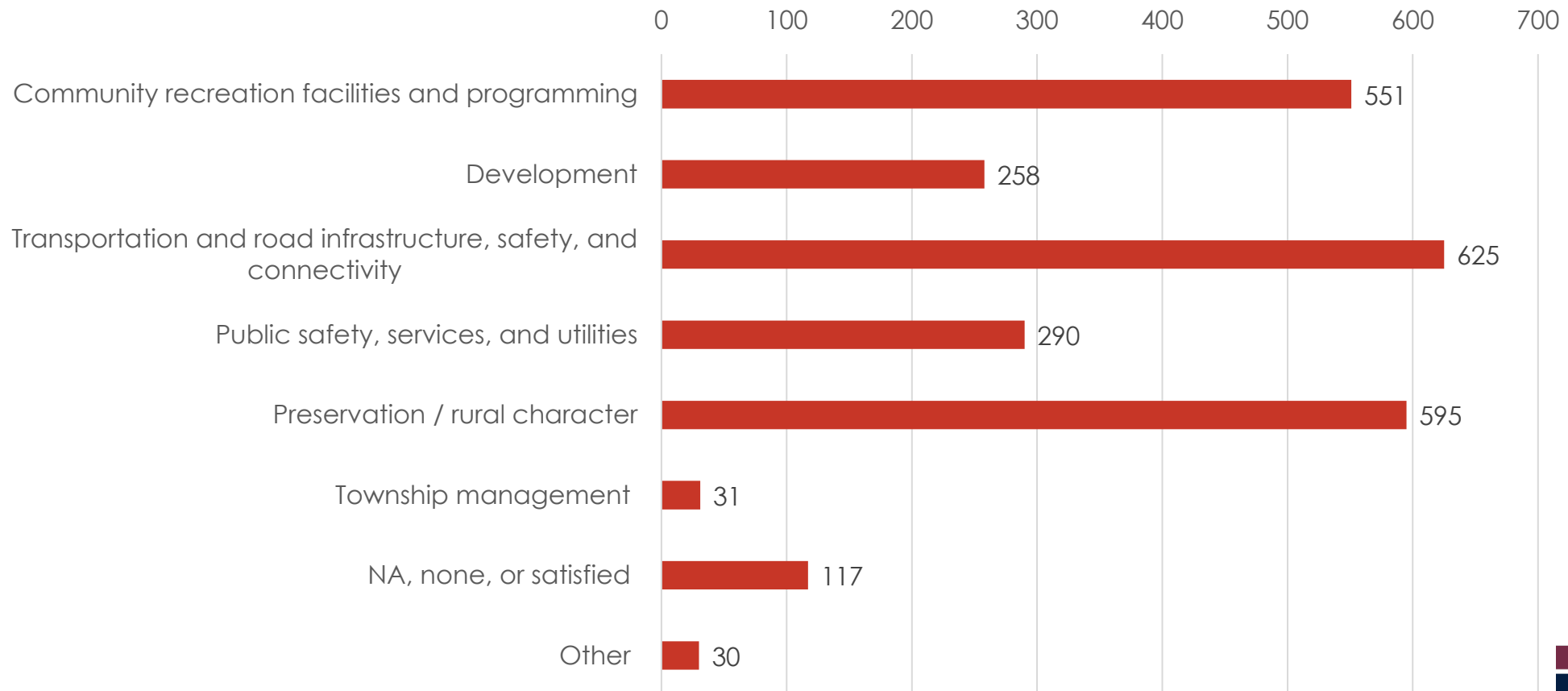
### Top Other Responses:

- Manage growth and development (112)
- Protect natural resources (58)
- Maintain quality of life (54)
- Improve infrastructure (47)
- Enhance public safety (32)
- Promote economic development (29)
- Increase community engagement (18)



# SURVEY RESULTS

21. What is the most important “Wish List” item or service the Township should try and accomplish?



# SURVEY RESULTS

## Top Wishlist Categories

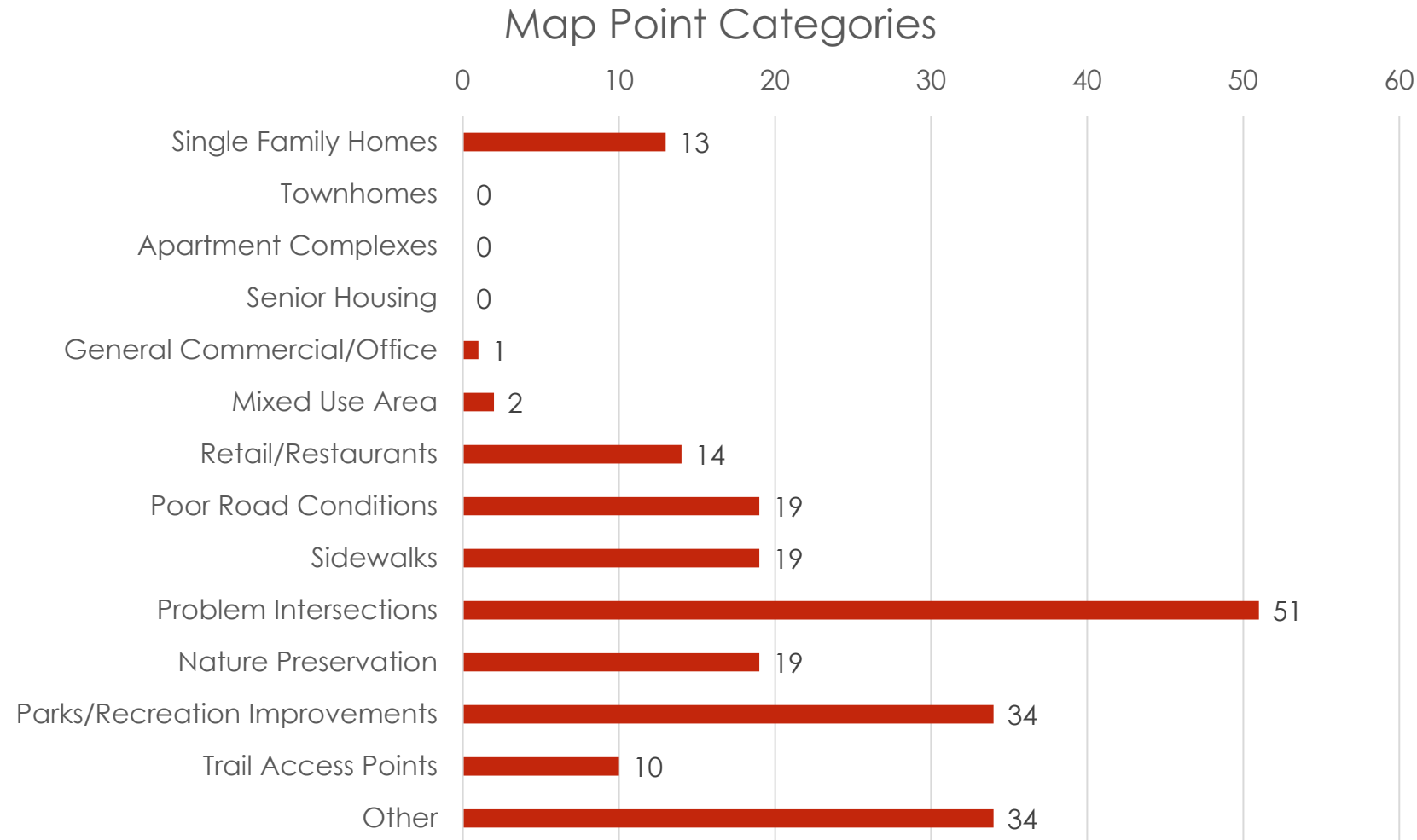
Category	Count	Subcategory	Count
Community recreation facilities and programming	551	Community pool	269
		Better recreation center	72
		Community, recreational, and park infrastructure, services, and programming	93
		Athletic Facilities	24
		Improvements, maintenance, and completion of public parks and facilities	78
		Upgrade, maintain, and fund the library	6
		Indoor and outdoor spaces for youth entertainment	6
		Don't want public pool	3
Development	258	Town square/downtown area with business strip	71
		Businesses, Restaurants, and Entertainment	157
		Elderly housing (single story homes) and additional support	20
		Gas stations	4
		Community and housing diversity	6
Transportation and road infrastructure, safety, and connectivity	625	Sidewalks, walkability/bikeability, and connectivity	201
		General traffic and traffic safety concerns	244
		Improving, maintaining and beautifying road and traffic infrastructure	171
		Public transit	9
Public safety, services, and utilities	290	Cell reception	51
		Affordability and taxes	114
		General public safety- police/law and code enforcement, EMS, and fire services	68
		Snow removal, storm management, garbage and utility services	57

# SURVEY RESULTS

## Top Wishlist Categories Ctd.

Category	Coun †	Subcategory	Coun †
Preservation / rural character	595	Preserve parks, open space, farms, and rural charm	234
		Stop, limit, and restrict development and large lot minimums	361
Township management	31	Storm management, waste management, utilities, and other public services	4
		Cell service and the power grid	10
		Public safety, police, EMS, fire, and code enforcement services	7
		Maintain good schools	5
		Proactive zoning and cohesive planning	3
		Small government, better management, council concerns, and public service	2
Other			30
Satisfied/no comment			117

# MAPPING RESULTS

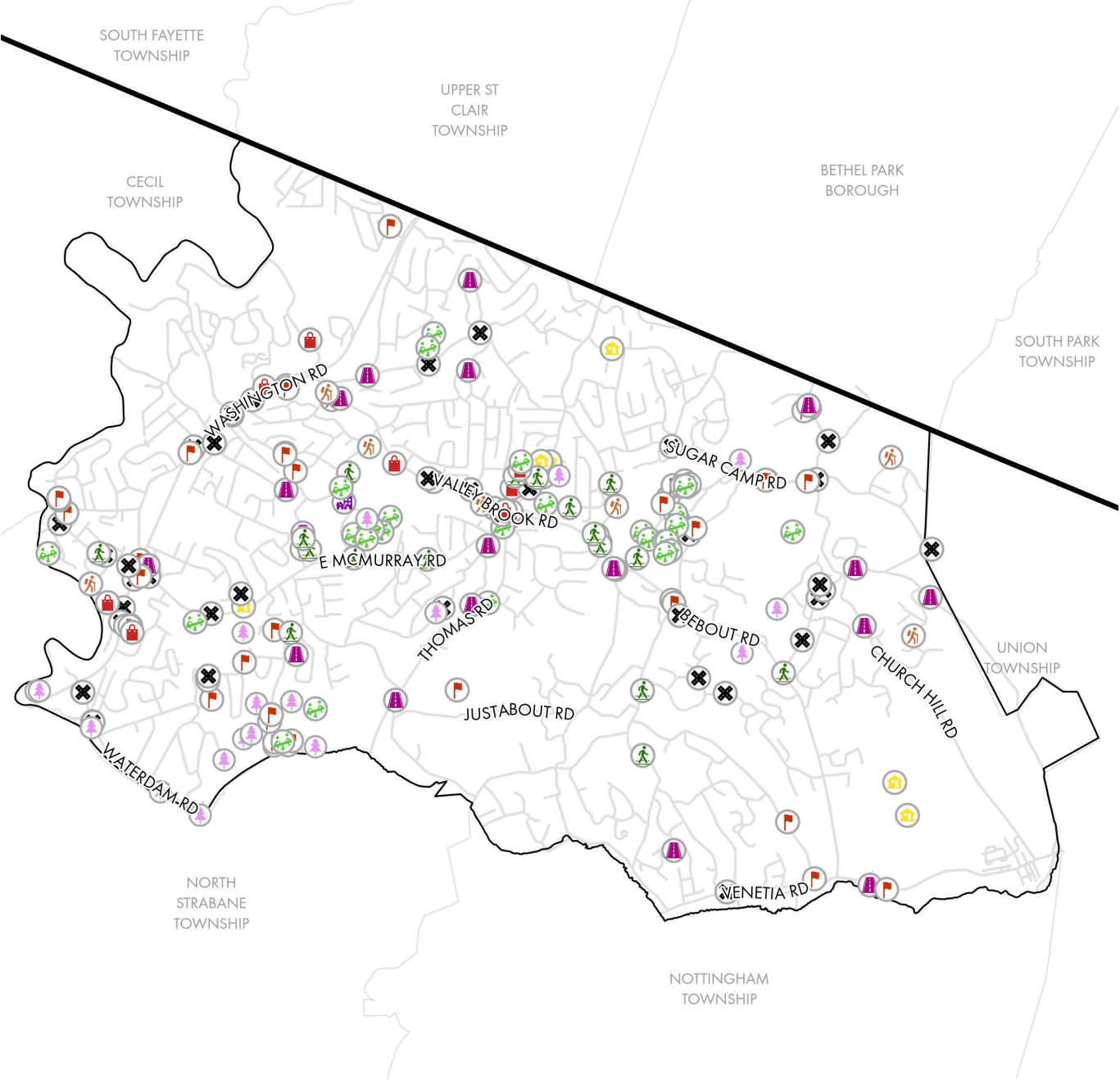


216

TOTAL POINTS

# MAPPING RESULTS

## ALL



# WEB MAPPING RESULTS

## ALL CATEGORIES

### Peters Township Comprehensive Plan

### Legend

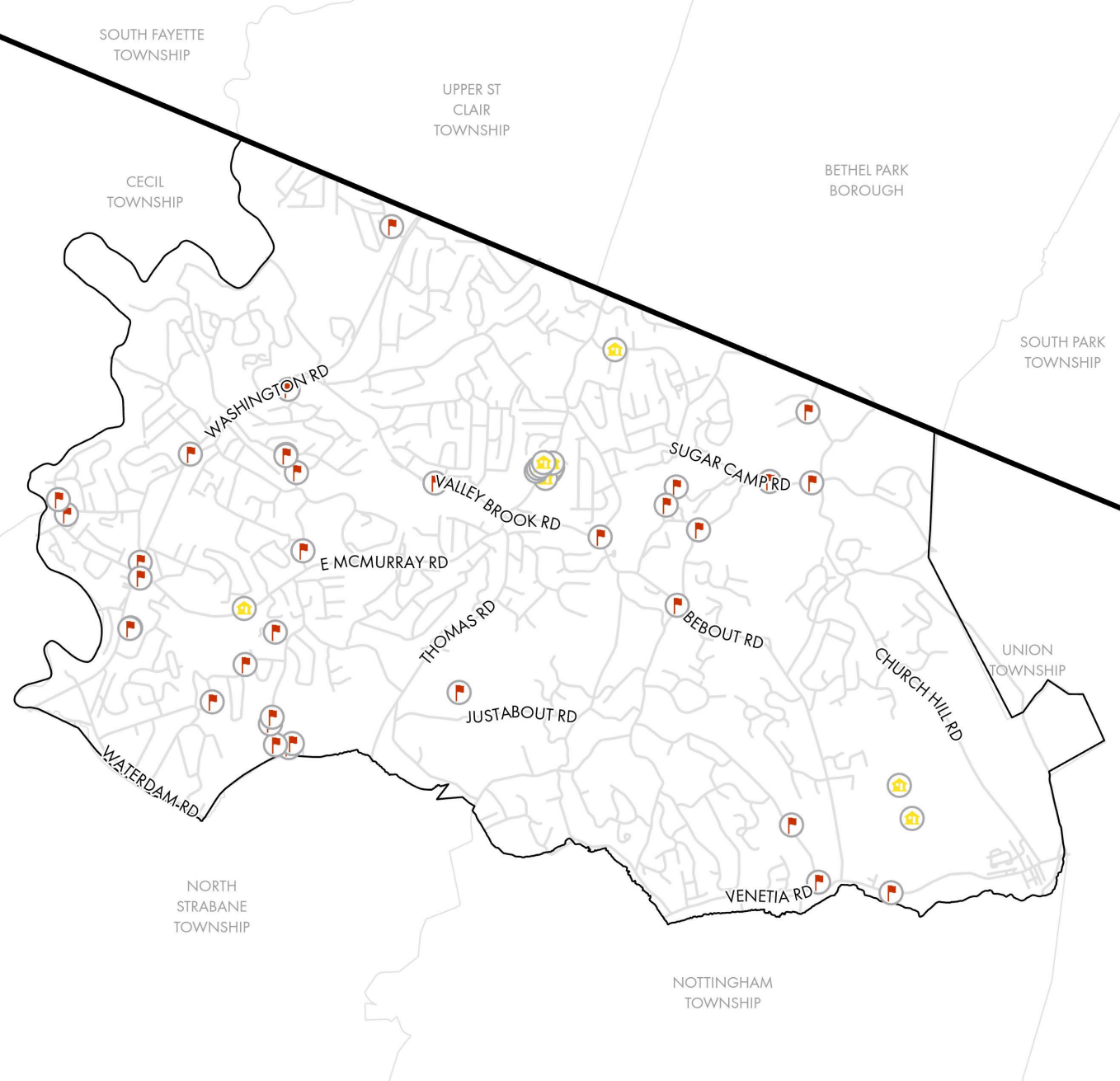
#### Comment Category

- Single-Family Homes
- General Commercial/Office
- Mixed Use Area (Residential/Commercial)
- Nature Preservation
- Parks/Recreation Improvements
- Poor Road Conditions
- Retail/Restaurants
- Sidewalks
- Trail Access Point
- Problem Intersection
- Other

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# MAPPING RESULTS

## HOUSING & OTHER



### WEB MAPPING RESULTS

#### HOUSING & OTHER

Peters Township  
Comprehensive Plan

#### Legend

#### Comment Category

-  Single-Family Homes
-  Other

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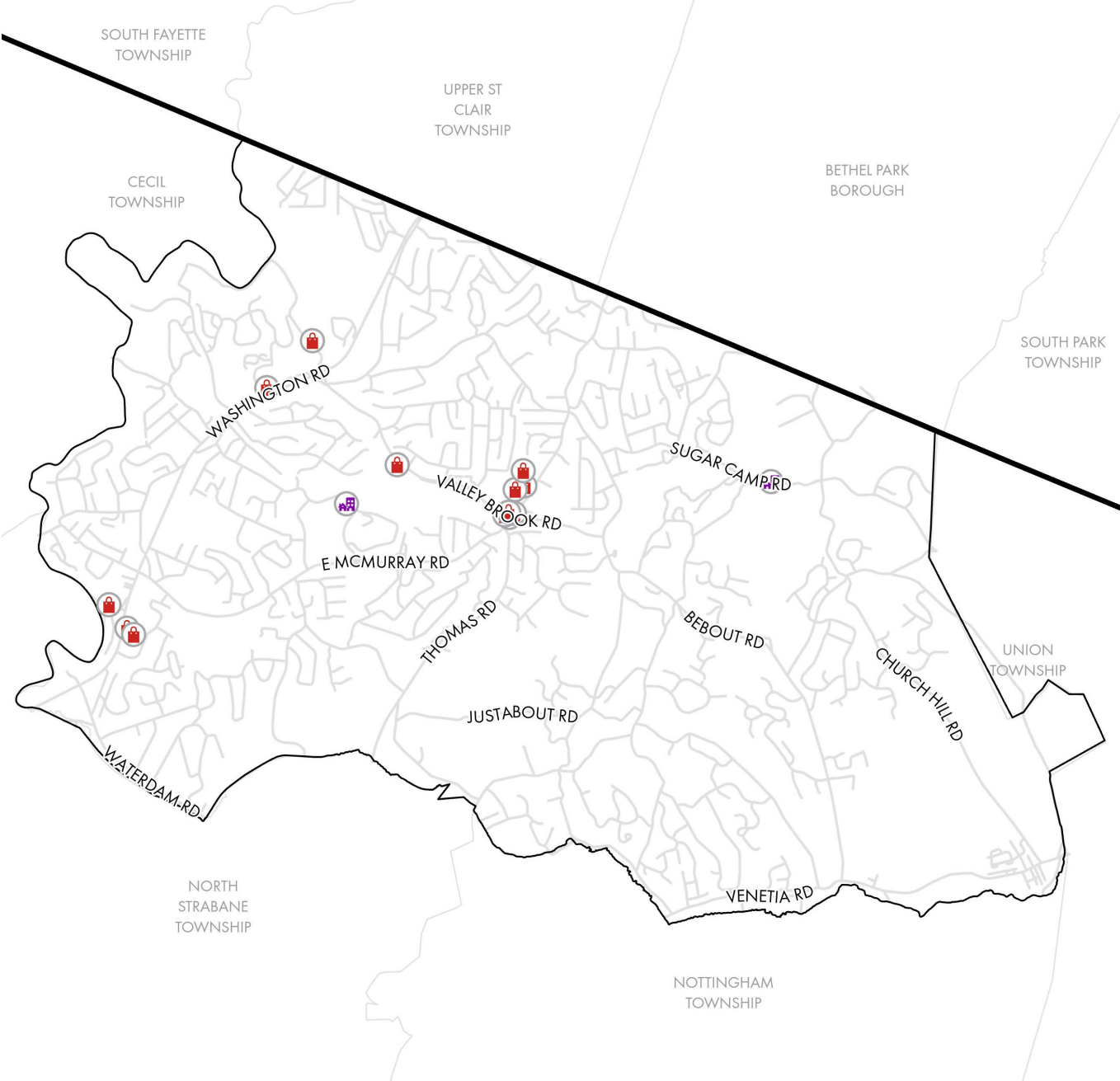


# MAPPING RESULTS HOUSING & OTHER

## Key Findings:

- There is a need for managing weeds and overgrown lawns
- Consider rezoning select areas to be single-family housing only and do not permit future multi-family housing development
- Complaints about speeding, need for speed bumps, and traffic safety
- Mentions of inadequate cell service in the area
- Concerns about drainage and runoff during heavy rains
- Requests for road connections, driveway consolidation, and one-way traffic roads
- Issues with play areas, trash cans, landscaping, and picnic facilities
- Limited parking during sporting events and general congestion

# MAPPING RESULTS COMMERCIAL



## WEB MAPPING RESULTS COMMERCIAL

Peters Township  
Comprehensive Plan

### Legend

#### Comment Category

- General Commercial/Office
- Mixed Use Area (Residential/Commercial)
- Retail/Restaurants

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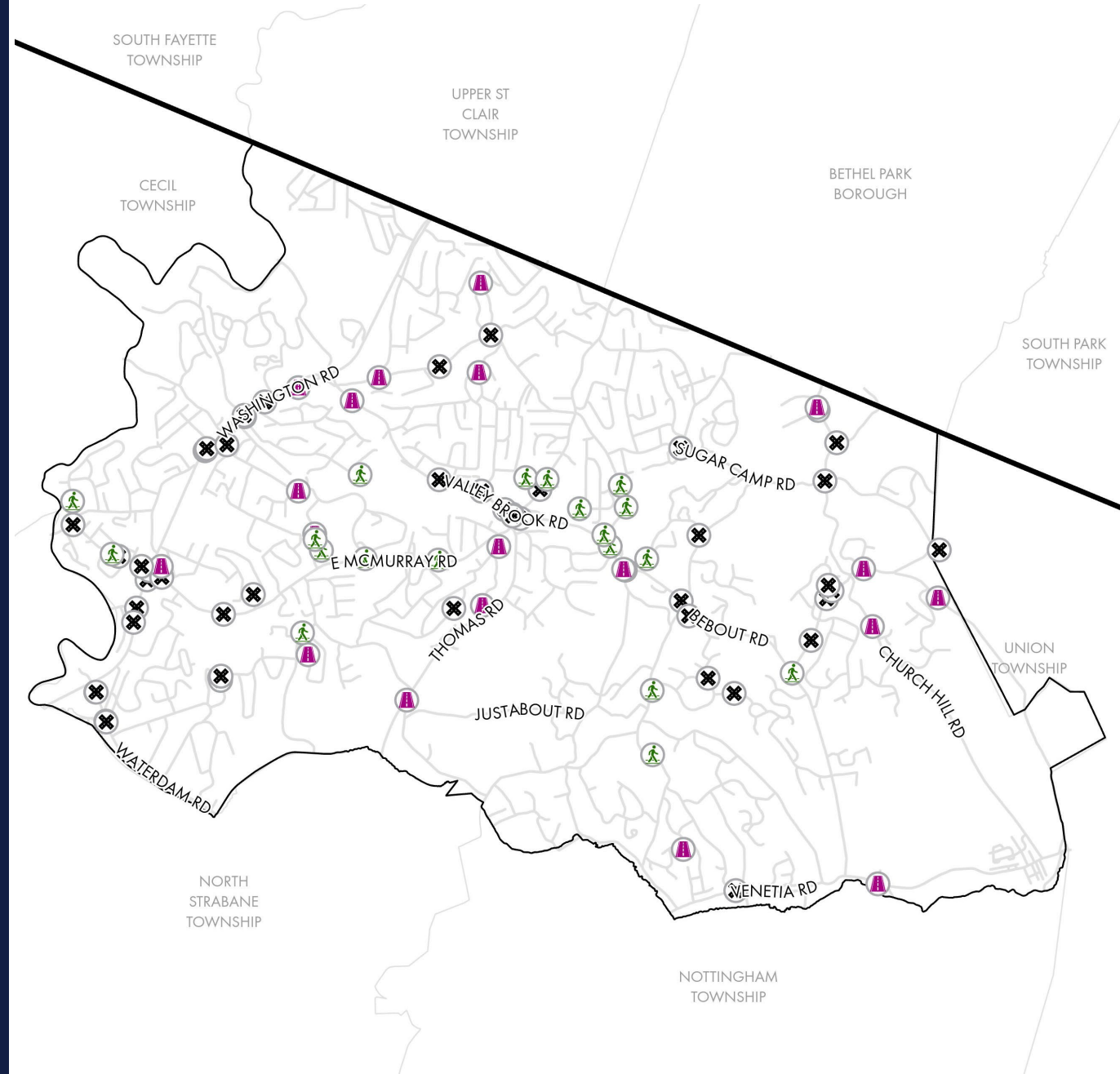
Scale: 0 0.35 0.7 Miles

# MAPPING RESULTS COMMERCIAL

## Key Findings:

- Address vacant or underutilized lots and support businesses that increase foot traffic
- Consider further mixed-use development in the municipal town center area, possibly similar to the Hastings neighborhood in South Fayette Township
- A desire for more diverse dining and shopping options, including outdoor venues and unique concepts
- Emphasis on creating a cohesive, walkable town center with trail access and architectural redesigns
- Interest in leveraging natural assets like lakes and parks for community use
- Suggestions to use zoning incentives to attract new businesses
- Ideas for underground parking and structural improvements tied to mine subsidence and walkways

# MAPPING RESULTS TRANSPORTATION






## WEB MAPPING RESULTS TRANSPORTATION



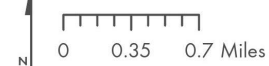
### Peters Township Comprehensive Plan

#### Legend

#### Comment Category

-  Poor Road Conditions
-  Sidewalks
-  Problem Intersection

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# MAPPING RESULTS TRANSPORTATION

## Key Findings:

- Concern about deteriorated road surfaces, potholes, and unfinished topcoats
- Frequent speeding, lack of enforcement, and pedestrian safety issues
- Erosion and drainage problems due to poor water management
- Heavy traffic congestion during peak hours, especially near commercial areas
- Requests for speed humps and stop signs
- Poor turning conditions and suggestions for roundabouts
- Obstructed views due to overgrown vegetation and blind spots
- Interest in expanding and linking sidewalks to schools, parks, and neighborhoods
- Concerns about traffic, blind curves, and safe walking routes for children

# MAPPING RESULTS OPEN SPACE



## WEB MAPPING RESULTS OPEN SPACE Peters Township Comprehensive Plan

### Legend

#### Comment Category

- Nature Preservation
- Parks/Recreation Improvements
- Trail Access Point

8/18/2025

0 0.35 0.7 Miles

HRG

# MAPPING RESULTS OPEN SPACE

## Key Findings:

- Desire for safer and more direct pedestrian connections to the Montour Trail
- Requests for swings, zip lines, shaded areas, and inclusive equipment like wheelchair swings
- Comments on turf field upgrades, lighting, and support for youth sports
- Need for sidewalks and better pedestrian access to and within parks
- Suggestions to convert underused areas into dog parks or preserve open space
- Strong support for preserving natural areas, maintaining agricultural land, and expanding Peters Lake Park
- Resistance to new housing projects and urban expansion near Peters Lake
- Suggestions for adding trails, kayak/SUP launches, and scout cabins

# KEY STAKEHOLDER FOCUS GROUP MEETINGS

- Meetings were held on Wednesday, August 20<sup>th</sup>
- Groups that participated were as follows:
  - Business Owners
  - Developers
  - Real Estate Professionals
  - Large Lot Owners
- Additional meetings will be held with the following at a date TBD
  - Farmers (in November per their request)
  - Residents (that responded to the request for participants in the mailer sent out by the Township)

# KEY STAKEHOLDER FOCUS GROUP FINDINGS

- **Strengths**

- Highly regarded schools and reputation for safety.
- Strong sense of community identity and semi-rural character, with proximity to Pittsburgh and Washington.
- Lower taxes than nearby communities.
- Attractive parks, trails, and recreation assets, though some feel underutilized.
- Residents actively support local businesses and community initiatives.

# KEY STAKEHOLDER FOCUS GROUP FINDINGS

- **Weaknesses**

- Few options for starter homes, downsizing, multifamily, or patio homes.
- Development process has long, costly approval timelines, inconsistent regulations, and perceived over-accommodation of developers.
- Limited business and retail variety with an overrepresentation of certain types (e.g., pizza shops, chains), lack of entertainment and dining options.
- Traffic congestion, cellular service problems, sidewalk/connectivity deficiencies, and limited public transit.
- Stronger recreation center programming, desire for pool/weight room.

# KEY STAKEHOLDER FOCUS GROUP FINDINGS

- Opportunities

- Redevelopment potential for the old middle school property, Town Center concept, and Rolling Hills site.
- Expanded amenities such as upscale retail, fine dining, entertainment, and health-oriented dining options.
- Housing solutions including accessory dwelling units, more diverse housing types, and clustered zoning to balance growth with open space.
- Environmental focus on preserving green space, farms, and rural charm, as well as enhancing landscaping and tree planting in new developments.
- Community connectivity through expanded trails and strategically placed sidewalks to link destinations.
- Promotion and marketing with stronger efforts to attract new residents and businesses.

# KEY STAKEHOLDER FOCUS GROUP FINDINGS

- Threats

- Overdevelopment and loss of rural character, farms, and green space.
- High land and development costs combined with restrictive regulations that deter investment.
- Traffic and access issues related to distance from downtown Pittsburgh and lack of easy highway access.
- Competition from neighboring communities such as Bethel Park, Southpointe, and Upper St. Clair for retail, dining, and entertainment.
- Rising community expectations for amenities that may drive up costs and taxes.
- Regulatory and environmental constraints such as DEP rules and water/sewer limitations that could hinder growth.





# QUESTIONS & ANSWERS/COMMENT PERIOD

PUBLIC COMMENTS/ QUESTIONS AND ANSWERS ON ANYTHING  
PRESENTED THUS FAR TONIGHT?

**10 MINUTES**



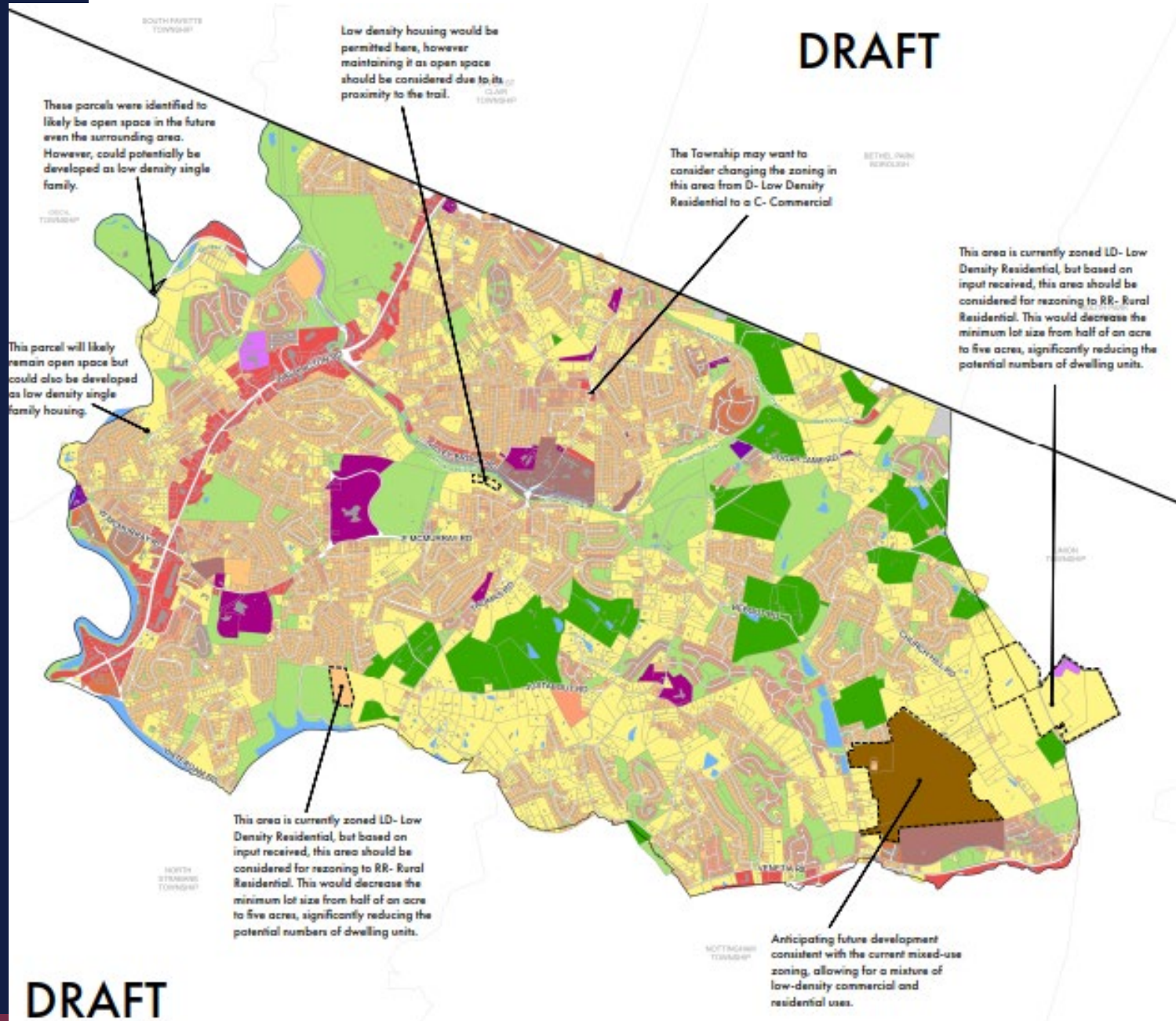
# BREAKOUT GROUP DISCUSSIONS

- Steering Committee and Residents will break out into two separate groups.
- Discussions will be facilitated by HRG Staff.
- Topics to discuss in the breakout groups are as follows:
  - Future Land Use Map Discussion
  - Brainstorm Key Theme Areas
  - Ideas for Transformation Sketches

# FUTURE LAND USE MAP

## FUTURE LAND USE Peters Township Comprehensive Plan

DRAFT



- Legend**
- County Borders
  - Land Use Classification
    - Housing > 1 acre lot
    - Housing 0.5-1 acre lot
    - Housing < 0.5 acre lot
    - Townhomes and Multifamily
    - Commercial
    - Industrial
    - Public/Quasi-Public
    - Utilities
    - Agricultural
    - Open Space/Parks
    - Water
    - Undeveloped
    - Mixed Use 2
    - Mixed Use 1

\*Please note that the residential land use densities on this map were calculated by categorizing lot sizes into three categories: under 0.5 acres, between 0.5-1 acre, and over 1 acre.

0 0.25 0.7 Miles

HRG

DRAFT

# KEY THEME AREAS BRAINSTORM

- HRG will adhere to the requirements of the PA MPC in terms of content required but not necessarily the perceived traditional MPC template.
- Chapters will weave in topics required by the MPC, including:
  - Future Land Use
  - Transportation
  - Environmental/Natural Resources
  - Historic and Cultural Resources
  - Housing
  - Economics
  - Community Facilities and Utilities
  - Parks, Recreation, and Open Space
  - Official Map

# KEY THEME AREAS BRAINSTORM

- These will become the chapters for the final report
  - Usually are somewhere between 3-5 theme areas
- Any initial ideas for theme areas?

# TRANSFORMATION SKETCHES

- A before and after view of a key area in the Township, either using a photo or an aerial image
- Shows improvements to a particular place, and may involve a park or a certain intersection, street, trail, streetscape, etc.
- Helps the public understand how the Comprehensive Plan elements may physically improve the community
- The sketch is a **high-level representation**, meaning it may not be entirely accurate or fully implementable in real spaces, but it provides a general vision and is a tool for coalition building and grant fundraising

EXISTING CONDITIONS



South Fayette's Piazza Area Pedestrian Improvements

# PROPOSED IMPROVEMENTS

Mast Arm traffic signals

New Signs for Millers Run/Route 50

Protected bike lanes

Millers Run Road

New pedestrian walkways for safety

Landscaping in medians



# Active Transportation/ Roadway Improvements



Adjacent non-motorized connections

Right-in right-out only driveways

Median to prevent mid-block crossings and promote traffic calming

Buffered on-street bike lanes

# Welcome Signage



# TRANSFORMATION SKETCHES

- Are there any initial ideas we have for these?

# PHASE 1

## IMMEDIATE NEXT STEPS

- Finalize theme areas and supporting goal, objective, and strategy statements
- Work on Transformation Sketches
- Mapping edits and revisions
- Prep for Open House on September 23<sup>rd</sup>
- Next Steer meeting – November 11<sup>th</sup> at 7pm
  - Agenda Items
    - Review Theme Area Goal Statements
    - Review Draft Transformation Sketches
    - Review Open House Results

# OPEN HOUSE MEETING



**PETERS  
TOWNSHIP**  
PENNSYLVANIA

## PETERS TOWNSHIP COMPREHENSIVE PLAN **OPEN HOUSE**

Join us for a Community Open House as part of the Peters Township Comprehensive Plan. This is your chance to learn about the progress made so far, share your ideas, and help create a vision for the future of our community!

Tuesday, September 23rd • 6 pm to 8 pm  
Police Department Training Room (200 Municipal Drive)

# NEXT STEPS & TO-DOS

## HRG

- Finalize Mapping CLU, FLU, and Open Space Mapping
- Prep for Open House
- Finalize theme areas and prepare goal and strategy statements to support the theme areas
- Transformation sketches

## Steering Committee

- Review full draft survey and map tool results and send comments and feedback to Mark
- Help spread the word on the September 23<sup>rd</sup> open house
- Attend next steering committee meeting – November 11<sup>th</sup> at 7pm

# 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]																
Past Plans Review	[Red Bar]																
Info for Township Website	[Red Bar]																
Day of Interviews and Community Tour		[Red Bar]															
Online Survey and Tools			[Red Bar]														
Steering Committee Meetings	Ongoing / Schedule TBD																
Neighborhood Pop Up Events			Comm Day								One Future Event TBD						
Stakeholder Focus Groups				[Red Bar]													
Community Kickoff Meeting and Open House						[Red Bar]											
Theme Area Identification					[Red Bar]												
Goal and Strategy Development					[Red Bar]												
Transformative Sketches					[Red Bar]												
<b>Phase 2: Plan Development, Capacity Building, and Implementation</b>																	
Plan Development								[Red Bar]									
Capacity Building and Implementation											[Red Bar]						
Rounds of Edits and Revisions & Open House												[Red Bar]					
Public Display and Adoption																	PC Board