



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

# Peters Township Comprehensive Plan Open House

Peters Township, Washington County, PA  
September 23, 2025

# AGENDA

1. Introductions
2. HRG Presentation & Review of Progress Made to Date
3. Review Results of Engagement and Outreach
  - Online Survey and Mapping Tool Results
  - Key Stakeholder Focus Group Meetings Summary
4. Next Steps
5. Questions or Comments
6. Engagement Activities/Stations
  - Mapping Exercises
  - Character Preference Boards
  - Comment Box
  - Blue Sky Board

# WHAT IS A COMPREHENSIVE PLAN?

- A community's vision for what it wants to become/look like in 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.
- Council approved a Steering Committee for the project, which serves as the sounding board by providing feedback on various deliverables and plan elements throughout the planning process.



# TASKS COMPLETED TO DATE

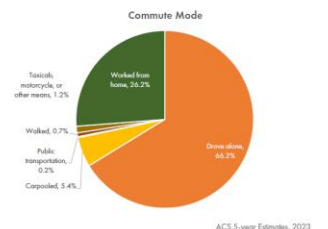
- ✓ Staff Kickoff Meeting – April 9, 2025
- ✓ Community Tour & Department Heads Interviews – May 2, 2025
- ✓ Trends Report Draft & Past Plans Review
- ✓ 1st Neighborhood Pop Up Event – Community Day on June 28, 2025
- ✓ Steering Committee Meetings – May, July, and September 2025
- ✓ Online Survey and Interactive Mapping Tool– June 27<sup>th</sup> through August 18<sup>th</sup>
- ✓ Key Stakeholder Focus Groups – August 2025
- ✓ Ongoing Monthly Check-in Meetings with Township Staff and Consultant



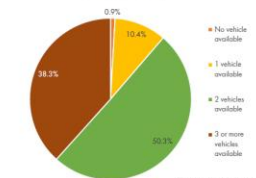
Comprehensive Plan Update  
Draft for Steer and Staff Review  
Peters Township  
Washington County, Pennsylvania  
June 2025

### Travel Behavior

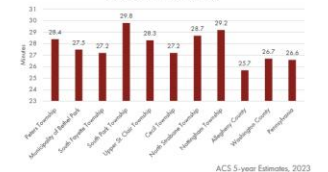
Just over 99% of Township residents have access to at least one vehicle, as indicated by the graph below. Therefore, it is not surprising that almost two-thirds of the workers 16 years and over in the Township choose to drive to work alone. The majority of the remaining third of the Township's working population works from home. The complete breakdown of commute mode can be seen in the graph below. Mean travel time to work may also dictate commute choice. The Township's mean travel time to work in 2024 was 28.4 minutes which is very similar to the surrounding municipalities but slightly higher than Washington County, Allegheny County, or the State, as shown in the graph below. These commute characteristics are consistent with the Township being a bedroom community, where most residents commute to work in a different municipality. Since the COVID-19 pandemic, the increased ability to work from home has also motivated some people to move further away from population centers.



### Vehicle Availability

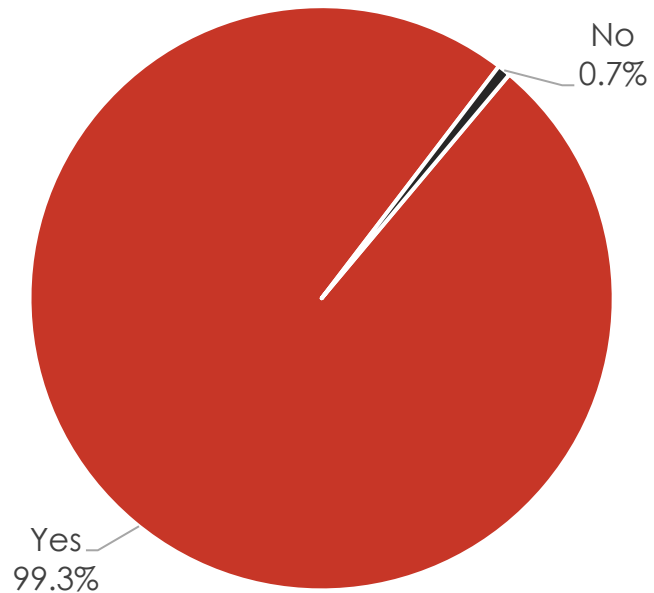


### Mean Travel Time to Work

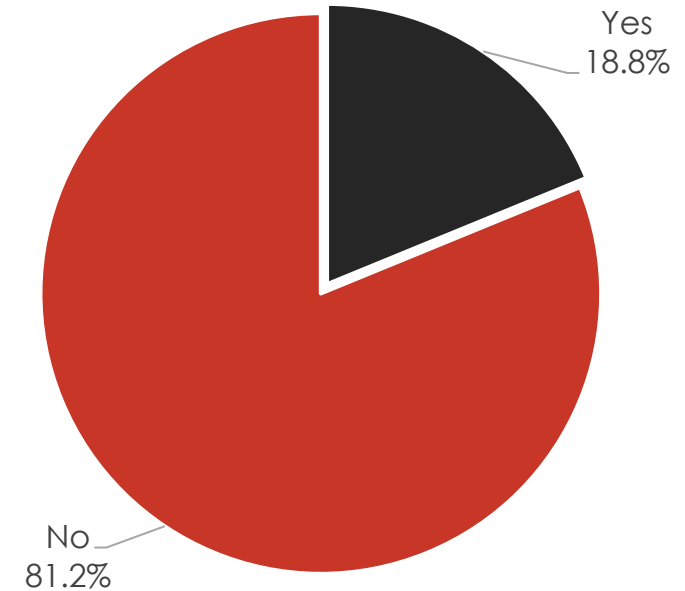


# ONLINE SURVEY RESULTS

1. Are you a resident of Peters Township?



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



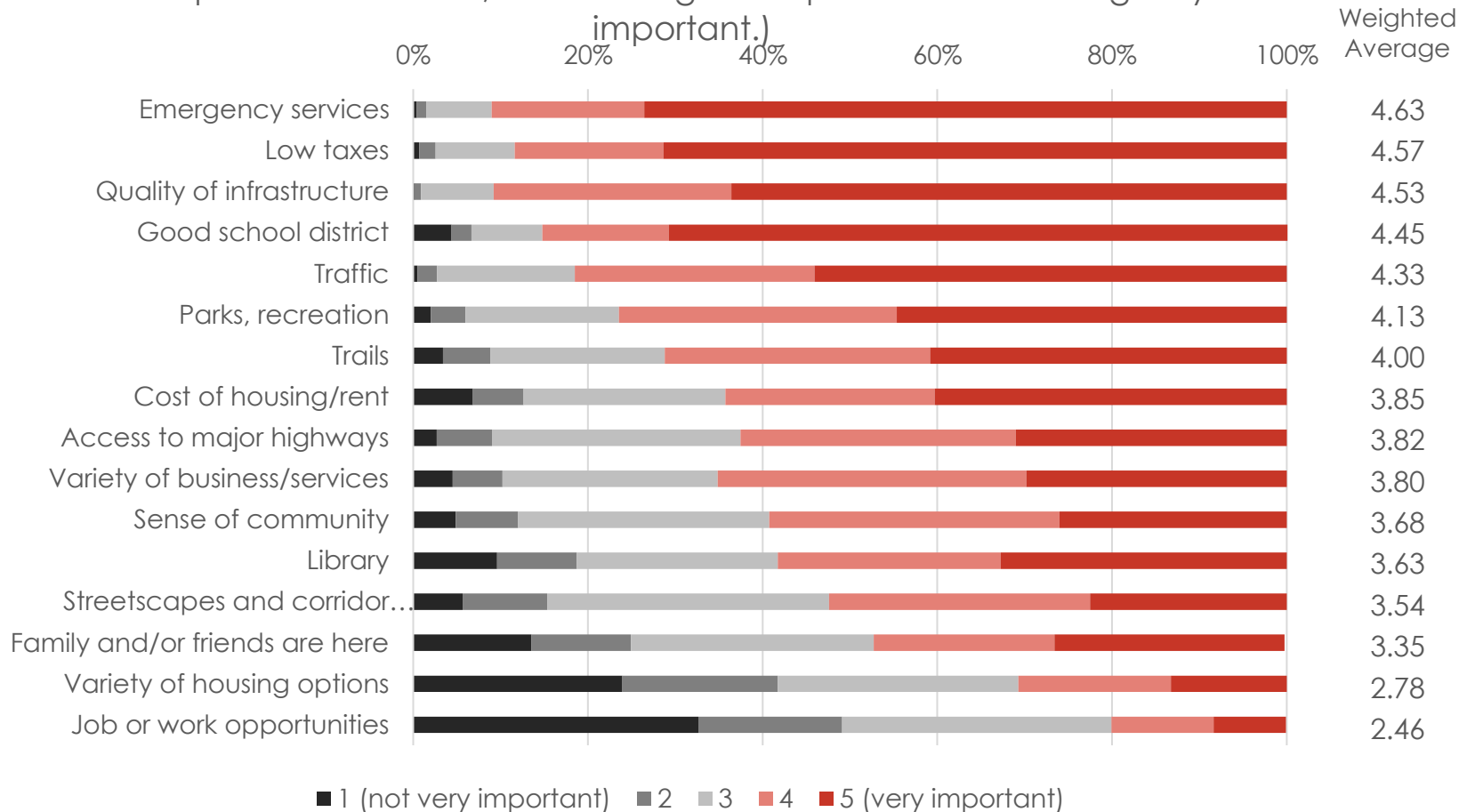
2,616

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.)

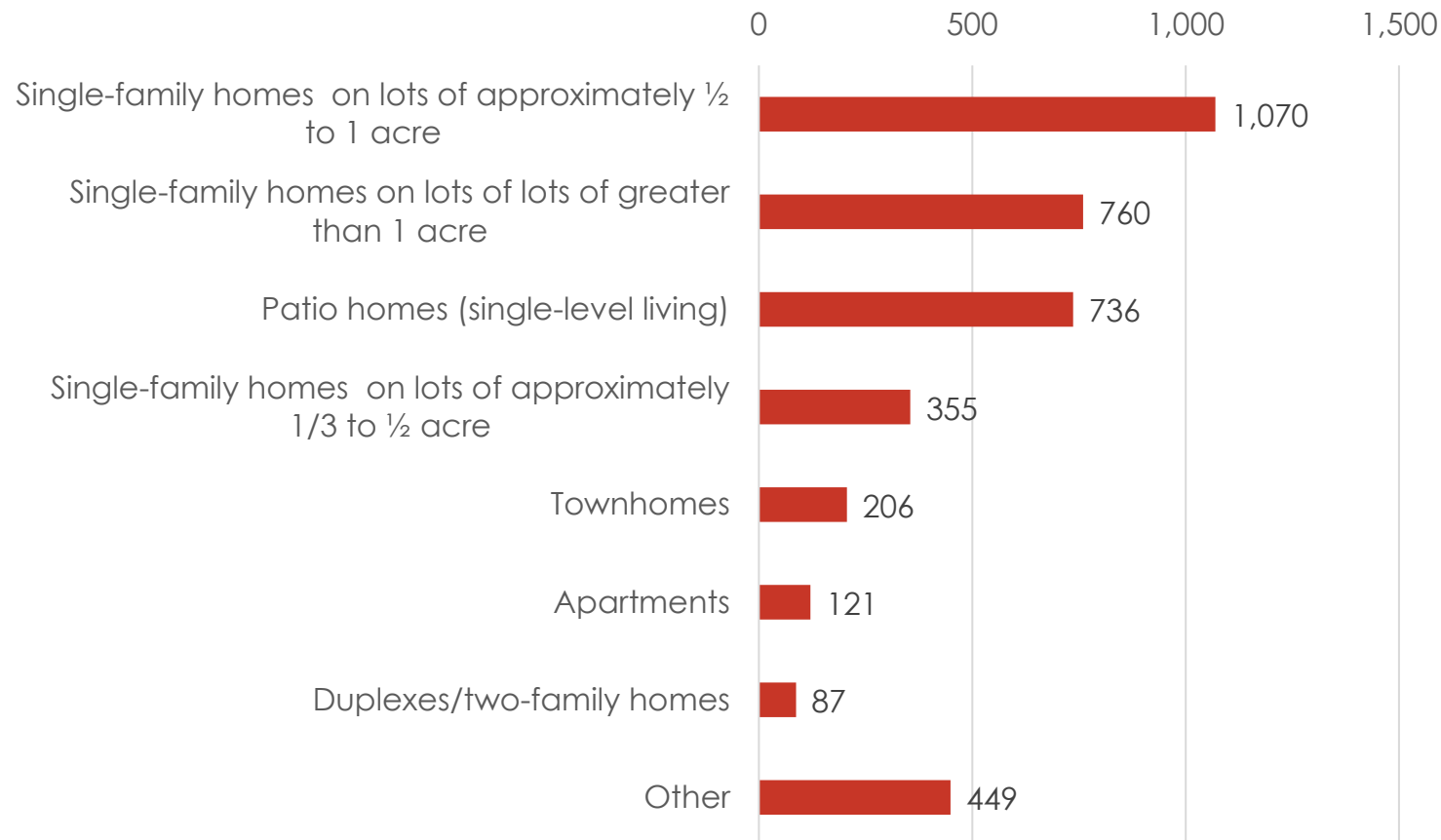


## Top Other Responses:

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

# SURVEY RESULTS

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

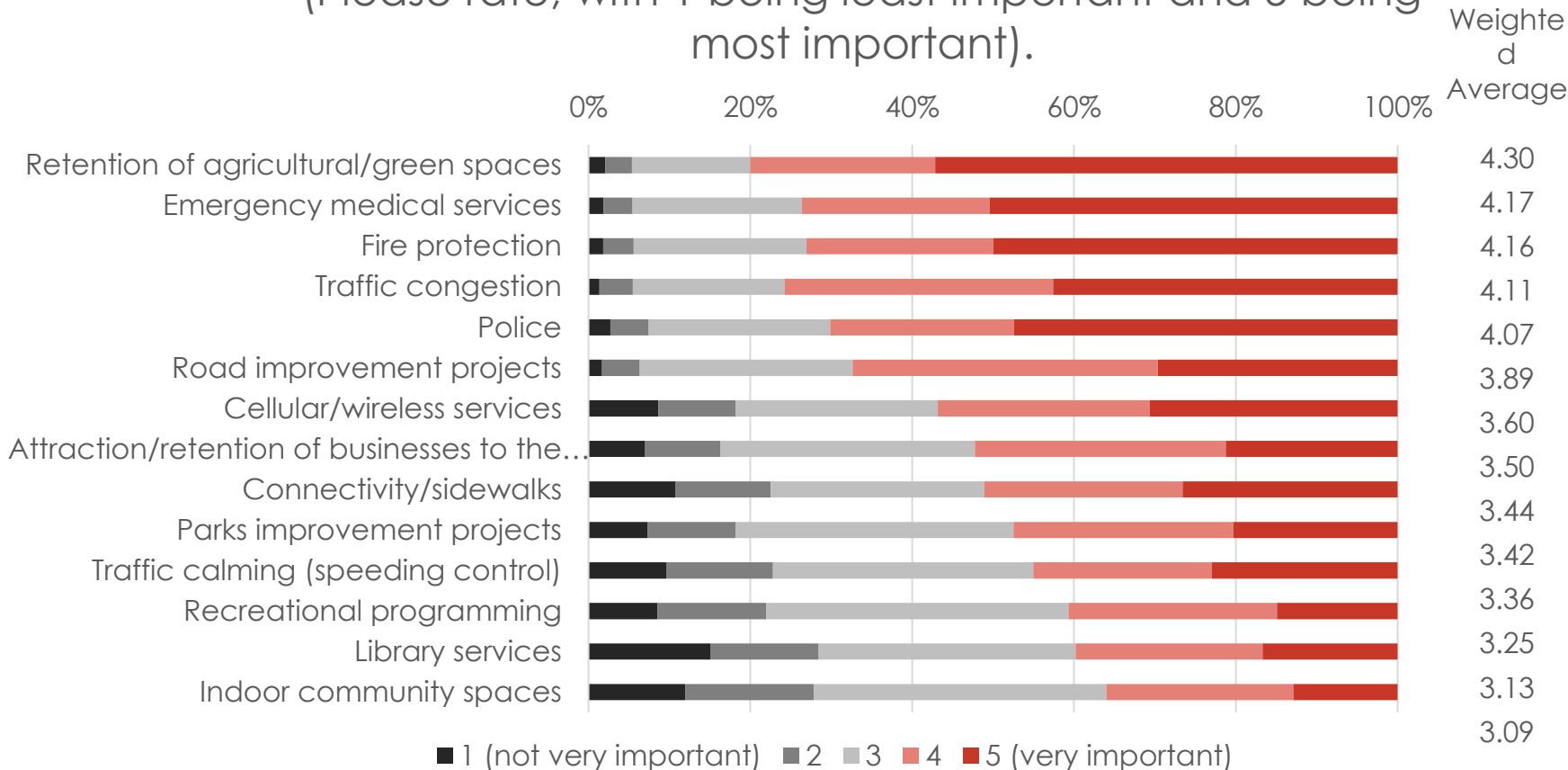


### Top Other Responses:

- 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

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).



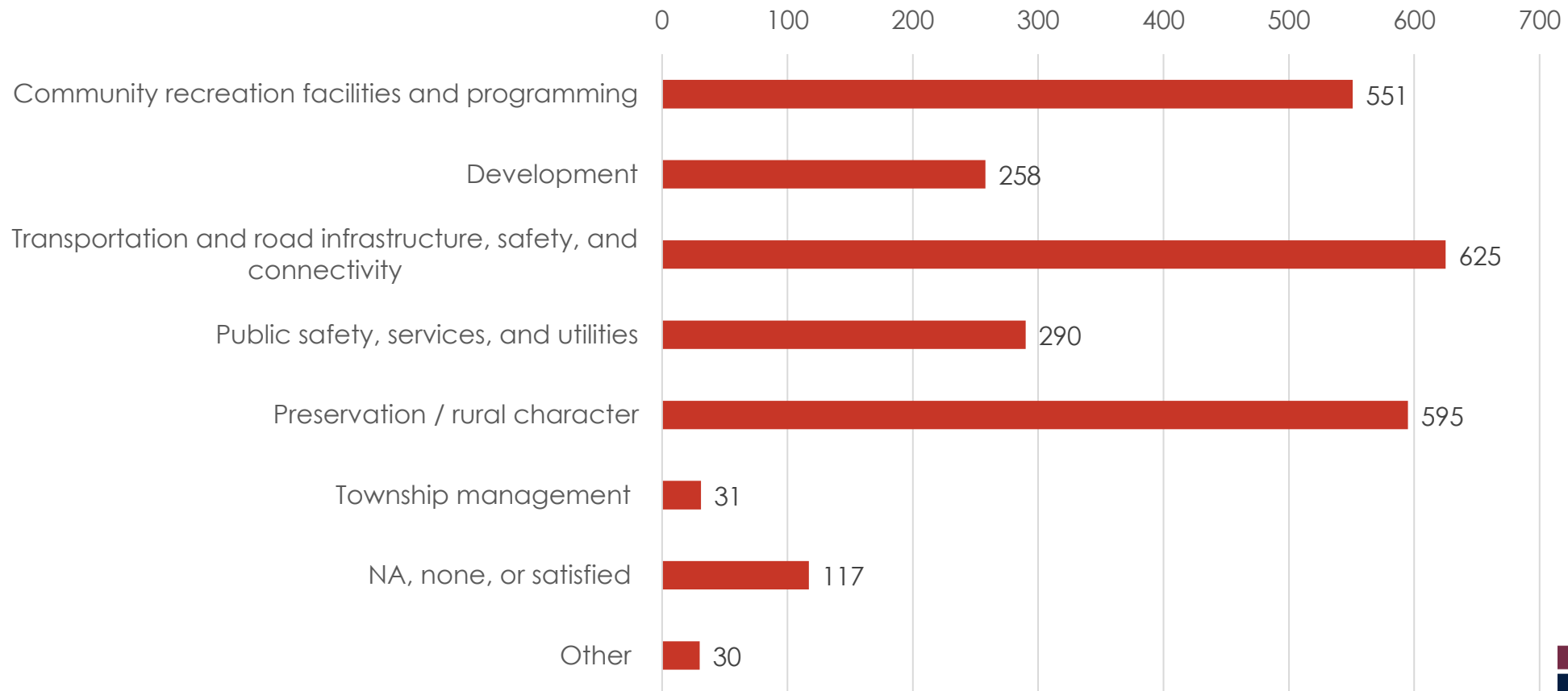
### Top Other Responses:

- 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

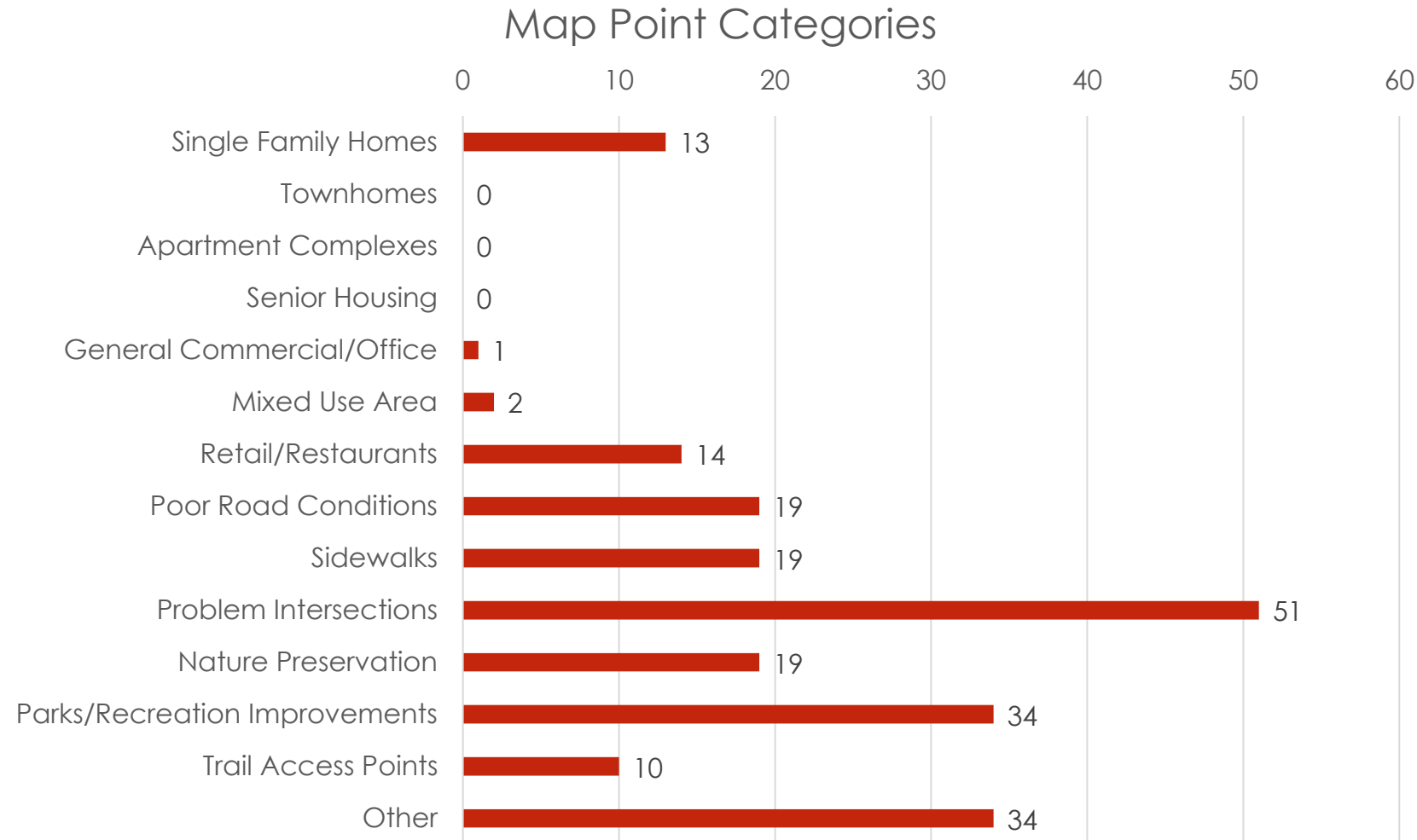
Category	Count	Subcategory	Count
Community recreation facilities and programming	551	Community pool	269
		Better recreation center	72
		Community, recreational, and park infrastructure, services, and programming	93
		Athletic Facilities	24
		Improvements, maintenance, and completion of public parks and 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.

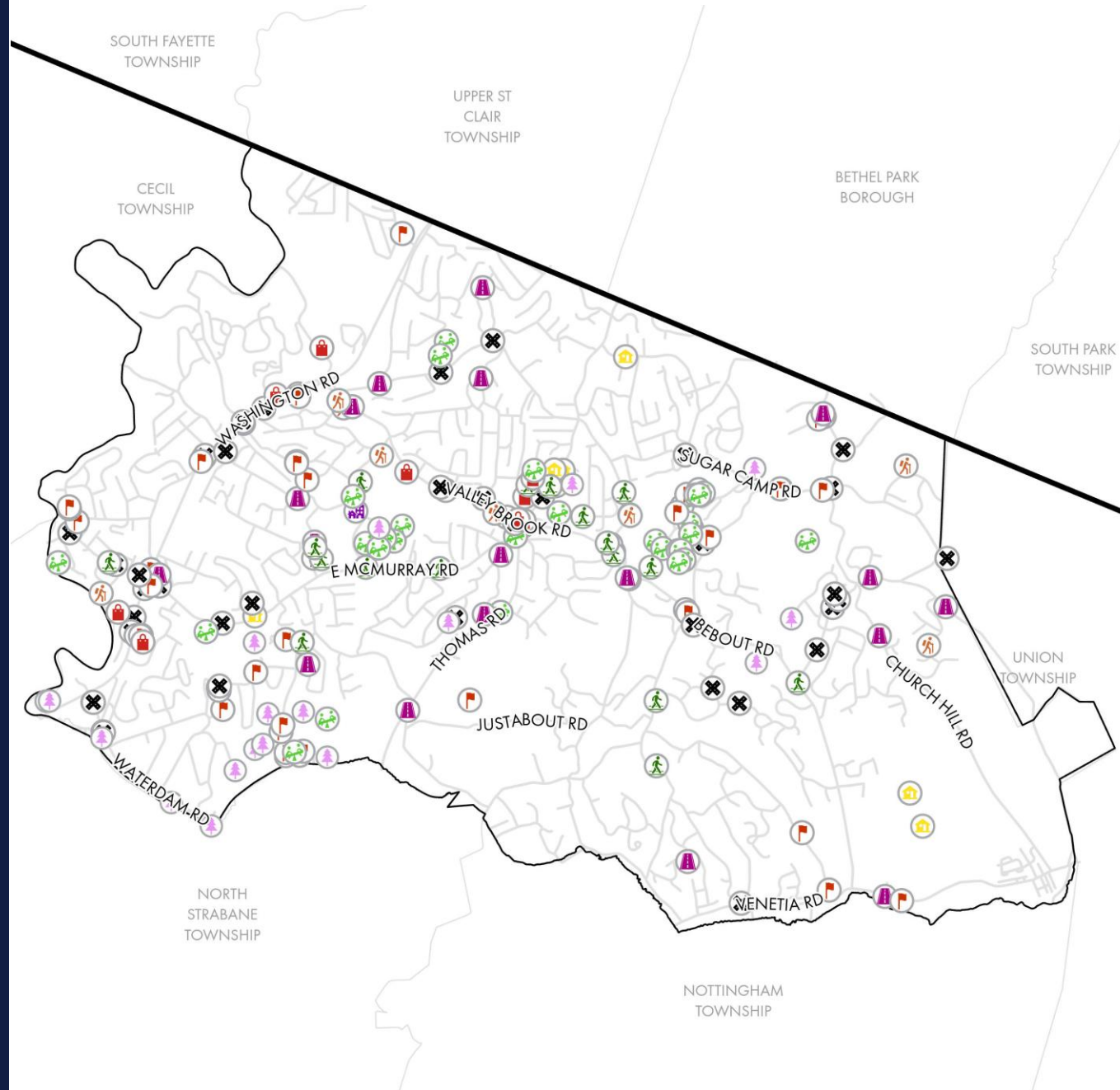
Category	Coun †	Subcategory	Coun †
Preservation / rural character	595	Preserve parks, open space, farms, and rural charm	234
		Stop, limit, and restrict development and large lot minimums	361
Township management	31	Other public services	4
		Cell service and the power grid	10
		Public safety, police, 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

8/18/2025

0 0.35 0.7 Miles

# 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

- Some of the Township's strengths include the schools, high safety, rural character, lower taxes, and parks and recreation assets, including the trail.
- Some weaknesses include there are few options for starter homes or downsizing (multi-family or patio homes), traffic congestion, and limited business and retail variety with a need noted for more entertainment and dining options.
- Some opportunities include the Town Center concept, community connectivity through expanded trails and sidewalks, increased housing solutions, and environmental focus on preserving greenspace.
- Some threats that could impact the Township include overdevelopment and loss of rural character, high land development costs, traffic and access issues, and competition from neighboring communities.

# NEXT STEPS

- **Finalize Theme Areas**
  - Review Theme Areas and Draft Goals, Objectives, and Strategies with Steering Committee at upcoming meeting
- **Plan Development**
  - Transformative Sketches
  - Writing of the various plan chapters and theme areas
  - Implementation Matrix
  - Prioritization with Steering Committee and Township staff
- **There will be additional opportunities for members of the public to comment and be engaged in the process.**
  - Another open house and community event will be forthcoming as the plan is developed.

**Any questions or comments before we explain  
the activity stations and break out?**



# OPEN HOUSE ACTIVITIES / STATIONS

- **Blue Sky Board**
  - Write an answer to the question below on a sticky note and place your sticky note on the Blue Sky Board.

**My vision for Peters Township in the next 10 years is....**

# OPEN HOUSE ACTIVITIES / STATIONS

- **Character Preference Boards**
  - Place a sticker on the images that you like which are provided for each of the categories below.
    - Housing
    - Mixed Use
  - If you don't like any of the images, just put a dot sticker on the "none of these" box, and tell us what you would like to see on a sticky note and place it on the board.

# OPEN HOUSE ACTIVITIES / STATIONS

- **Mapping Exercises**
  - Add your comments and ideas to the maps using markers, stickers, post-its, etc.
  - There are two maps for you to add your comments and ideas...
    - **Future Land Use Map**
      - It's the Township's visual guide for future land use planning.
      - The map shows generalized land use categories to help guide future land use.
      - This map is separate from zoning regulations or other official maps.
    - **Connectivity Map**
      - Where are better walking and biking connections needed?
      - Consider where sidewalks, trails, connections between neighborhoods, schools, and/or commercial areas are needed.

# OPEN HOUSE ACTIVITIES / STATIONS

- **Comment Box**
  - This is your opportunity to write down any comments, thoughts, ideas, or wishes you have about what is most important for the Township moving forward and what should be included in the comprehensive plan update.
  - Simply write your comments and thoughts on a note card and stick the note card in the box.

# THANK YOU FOR YOUR PARTICIPATION TODAY!!

## CONTACTS



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