



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

PETERS TOWNSHIP COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING NO. 5

JANUARY 13, 2026

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Engineering | Planning | Infrastructure Solutions

AGENDA

1. Review and Finalize Goals and Objectives
2. Review Key Maps
 - a) Existing Land Use
 - b) Future Land Use Map
 - i. PRD Discussion
 - c) Connectivity Map
 - d) Official Map
3. Transformation Sketch Updates
 - a) Rt 19 Improvements
 - b) Municipal Signage Improvements
 - c) Town Center Roundabout Concept
4. Public Comments / Questions and Answers
Period – **10 minutes**
5. Wrap Up and Next Steps
 - a) Review Schedule

KEY THEME AREAS

- Foster Economic Development and Financial Sustainability
- Guide Land use and Development
- Promote Housing Variety
- Enhance Community Facilities
- Promote Infrastructure Improvements
- Increase Connectivity and Multi-Modal Mobility

FOSTER ECONOMIC DEVELOPMENT AND FINANCIAL SUSTAINABILITY

	Goal No.	Goal Description	Obj. No.	Objective Description
Foster Economic Development and Financial Sustainability	1	Strive for ongoing financial sustainability and fiscal responsibility in municipal government services.	1.1	Continue to seek grants and other funding assistance to support and undertake various projects and initiatives in the Township.
			1.2	Continue to seek ways to enhance and diversify the Township's tax base by encouraging commercial economic development, new housing of various types, and growth in appropriate locations.
			1.3	Explore the feasibility of establishing or updating land development fees (i.e., impact fees, fees in lieu, etc.) to support the long-term economic requirements of Township amenities.
			1.4	Evaluate Township management procedures and finances for ways to economize on operations, capital and personnel expenses without reducing necessary services.
	2	Ensure a sustainable tax base by promoting diverse land uses.	2.1	Support strong, diverse, and modern commercial districts.
			2.2	Encourage the development of diverse housing types that allow residents at all stages of life to reside in the community.
	3	Promote increased community pride, resiliency, and engagement.	3.1	Maintain the existing high quality of life and remain a Township that is rich in amenities and character.

GUIDE LAND USE AND DEVELOPMENT

	Goal No.	Goal Description	Obj. No.	Objective Description
Guide Land Use and Development	1	Maintain the existing rural character of the Township.	1.1	Review land use ordinances to ensure that adequate open space, buffering, landscaping, and planting requirements are provided for and are consistent with maintaining the rural character of the Township.
			1.2	Work with landowners to promote the appropriate use of applicable preservation tools, like Agricultural Security Areas (ASA).
	2	Promote development opportunities that are consistent with the Future Land Use Map.	2.1	Guide the development of key undeveloped properties throughout the Township by ensuring proper land uses and zoning regulations are provided for at each property.
			2.2	Implement the McMurray Town Center concept around the intersection of Valley Brook Road and East McMurray Road using design guidelines, form-based codes, connectivity improvements, and other strategies.
			2.3	Promote mixed use development with low-density housing opportunities and small commercial establishments, where appropriate.
	3	Ensure that future development and redevelopment in Peters Township is consistent with the Future Land Use Map.	3.1	Identify any potential Zoning Ordinance or Zoning Map amendments.
	4	Prepare for future desired development, connectivity, transportation, trails, and other improvements throughout the Township.	4.1	Adopt the draft Official Map.

PROMOTE HOUSING VARIETY

	Goal No.	Goal Description	Obj. No.	Objective Description
Promote Housing Variety	1	Modify zoning and subdivision ordinances to encourage the desired housing development.	1.1	Improve traffic flows and safety along major corridors and at key intersections throughout the Township.
	2	Encourage a wider variety of single-family housing types including smaller homes, townhouses, and patio homes.	2.1	Review the Zoning Ordinance and amend as necessary to allow for a greater mix of housing types that meet the needs of all Township residents.
			2.2	Offer homes of varying sizes and prices to ensure accessible housing options for people of all ages.

ENHANCE COMMUNITY FACILITIES

	Goal No.	Goal Description	Obj. No.	Objective Description
Enhance Community Facilities	1	Maintain, update, and enhance the Township's existing parks and recreational facilities to ensure these resources are able to meet the needs of the community.	1.1	Develop a prioritized list of projects and improvements needed at the Township's parks and recreational facilities.
			1.2	Conduct improvement projects as needed based on the prioritized list.
			1.3	Maintain the Township's existing recreational facilities so that they continue to serve as quality recreational assets to the community.
	2	Improve and enhance Township signage, including wayfinding signage, welcome signage, gateway signage, and municipal signage associated with parks, facilities, and other Township-owned amenities.	2.1	Develop a branding and signage plan to create a more cohesive experience throughout the Township.
	3	Adopt and consistently update the Township's Official Map showing locations of proposed municipal improvements.	3.1	Update the Township-wide map that identifies all future municipal improvements.

PROMOTE INFRASTRUCTURE IMPROVEMENTS

	Goal No.	Goal Description	Obj. No.	Objective Description
Promote Infrastructure Improvements	1	Incorporate stormwater management best practices into park improvement projects and land development approvals.	1.1	As park improvement projects occur, incorporate best management practices within the design and construction of the improvements and renovated facilities.
			1.2	As land development projects occur, incorporate best management practices within the design and construction requirements to mitigate potential impacts for existing homes.
	2	Address flood-prone areas in the Township.	2	Explore the feasibility of taking over certain flood-prone properties within the Township and the potential reuse of the properties to benefit Township residents.
	3	Work with the water and sanitary sewer service providers to ensure that adequate water and sanitary sewer services are provided throughout the Township.	3.1	Meet with area water and sanitary sewer service providers to discuss needs, potential improvements and expansions, and other projects at least twice a year.
			3.2	Represent Peters Creek Sanitary Sewer ratepayers in the watershed to ensure that costs remain fair and equitable.

INCREASE CONNECTIVITY AND MULTI-MODAL MOBILITY

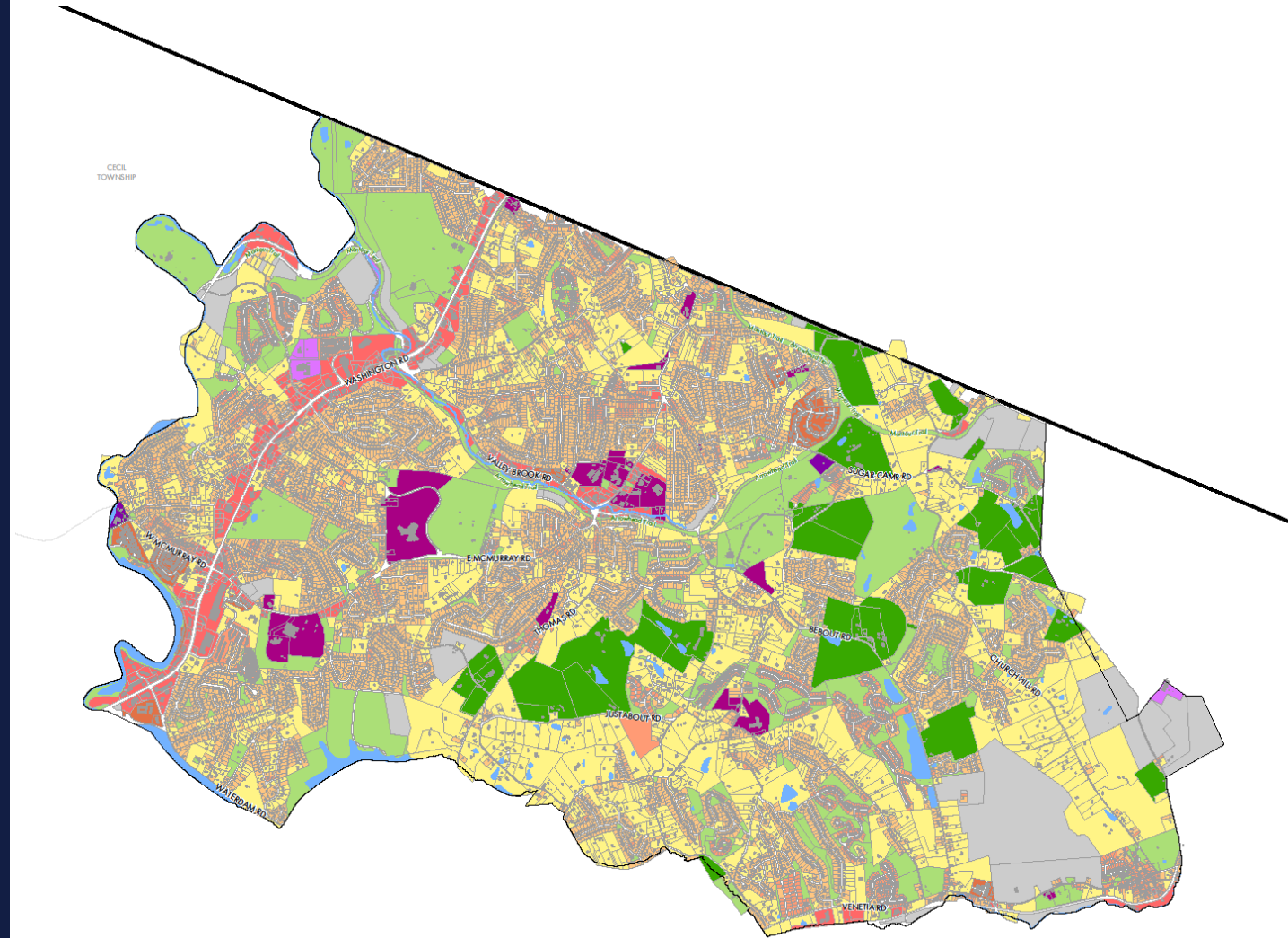
	Goal No.	Goal Description	Obj. No.	Objective Description
Increase Connectivity and Multi-Modal Mobility	1	Maintain and enhance Township-owned roadways to promote increased safety and improve traffic flow.	1.1	Complete annual road paving projects.
			1.2	Improve traffic flow through improvements to key corridors, including timing of traffic signals.
			1.3	Identify key intersections and crossings for multi-modal safety improvements.
	2	Work with the water and sanitary sewer service providers to ensure that adequate water and sanitary sewer services are provided throughout the Township.	2.1	Improve walking and biking connectivity.
			2.2	Enhance regional active transportation by enabling transit use.

GOALS AND OBJECTIVES – STEER COMMENTS

GENERAL TOPICS

- Improve communication about public meetings (PC, ZHB, Council, etc.)
- Increased oversight of development projects to ensure regulation compliance
- Consider revenue-producing parks/recreation opportunities like minigolf (could be public-private partnership)
- Improve connectivity between shopping centers along Route 19
- Mixed use development (even when low density)
- The concept of “diverse” housing stock
- Sustainable development - Concern that any future development is counter to resident’s desire to maintain rural character

EXISTING LAND USE MAP



EXISTING LAND USE

Peters Township
Comprehensive Plan

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

*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.

1/7/2026

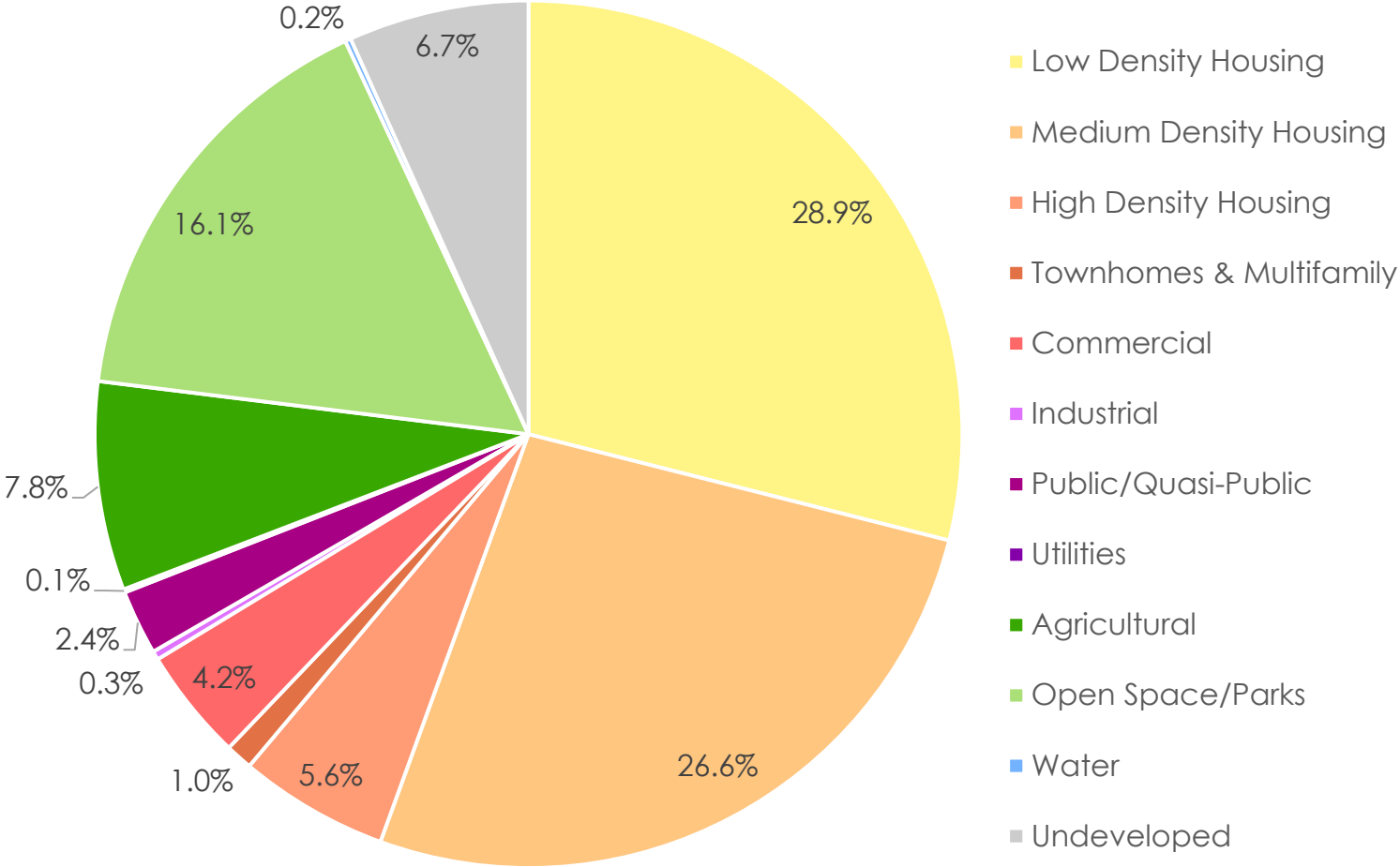
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EXISTING LAND USE MAP

Land Use Category	Definition	Acres	% of Total
Low Density Housing	Single-family detached homes on lots > 1 acre	3,402	28.9%
Medium Density Housing	Single-family detached homes on lots between ½ - 1 acre	3,127	26.6%
High Density Housing	Single-family detached homes on lots < ½ acre	656	5.6%
Townhomes & Multifamily	Single-family attached homes or structures with multiple housing units	118	1.0%
Commercial	All densities of commercial use	491	4.2%
Industrial	All densities of industrial use	38	0.3%
Public/Quasi Public	Institutional	284	2.4%
Utilities	Public utilities	14	0.1%
Agricultural	Land used for agricultural purposes	915	7.8%
Open Space/Parks	Parks and areas with open space	1,893	16.1%
Water	Waterbodies	25	0.2%
Undeveloped	No development	790	6.7%

EXISTING LAND USE MAP

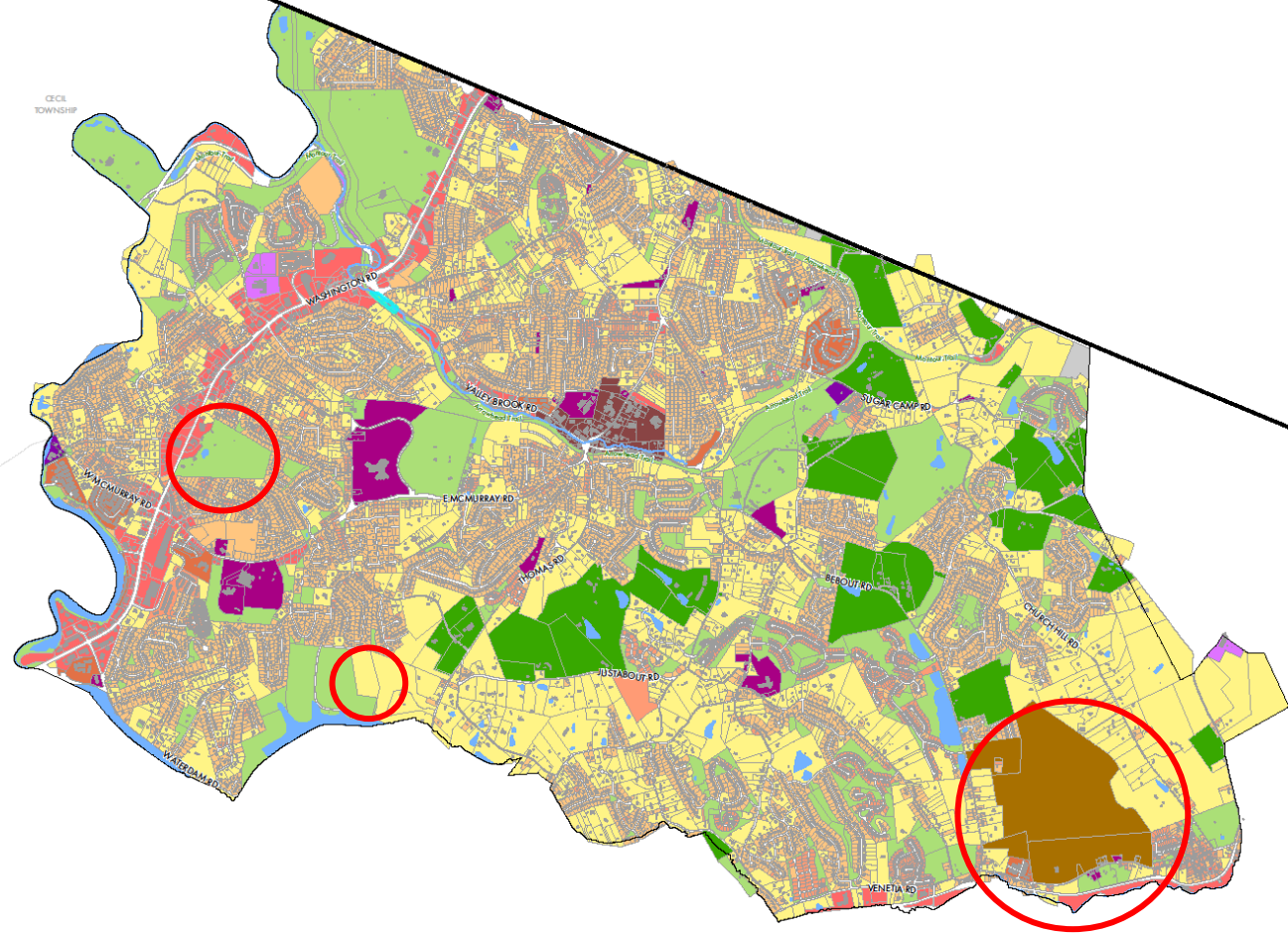
Existing Township Land Use



FUTURE LAND USE MAP

Changes Made:

- Miller Property shown as PRD now
- Clackson Property changed to residential 1.0 acre lot size or more
- Cemetery changed back to just open space

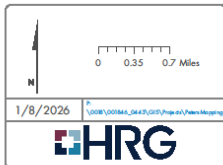


FUTURE LAND USE Peters Township Comprehensive Plan

Legend

- County Borders
- Land Use Classification
 - Housing > 1 acre lot
 - Housing 0.5-1 acre lot
 - Housing < 0.5 acre lot
 - Townhomes and Multifamily
 - PRD (Planned Residential Development)
 - Mixed Use
 - Commercial
 - Industrial
 - Public/Quasi-Public
 - Utilities
 - Agricultural
 - Open Space/Parks
 - Water
 - Undeveloped

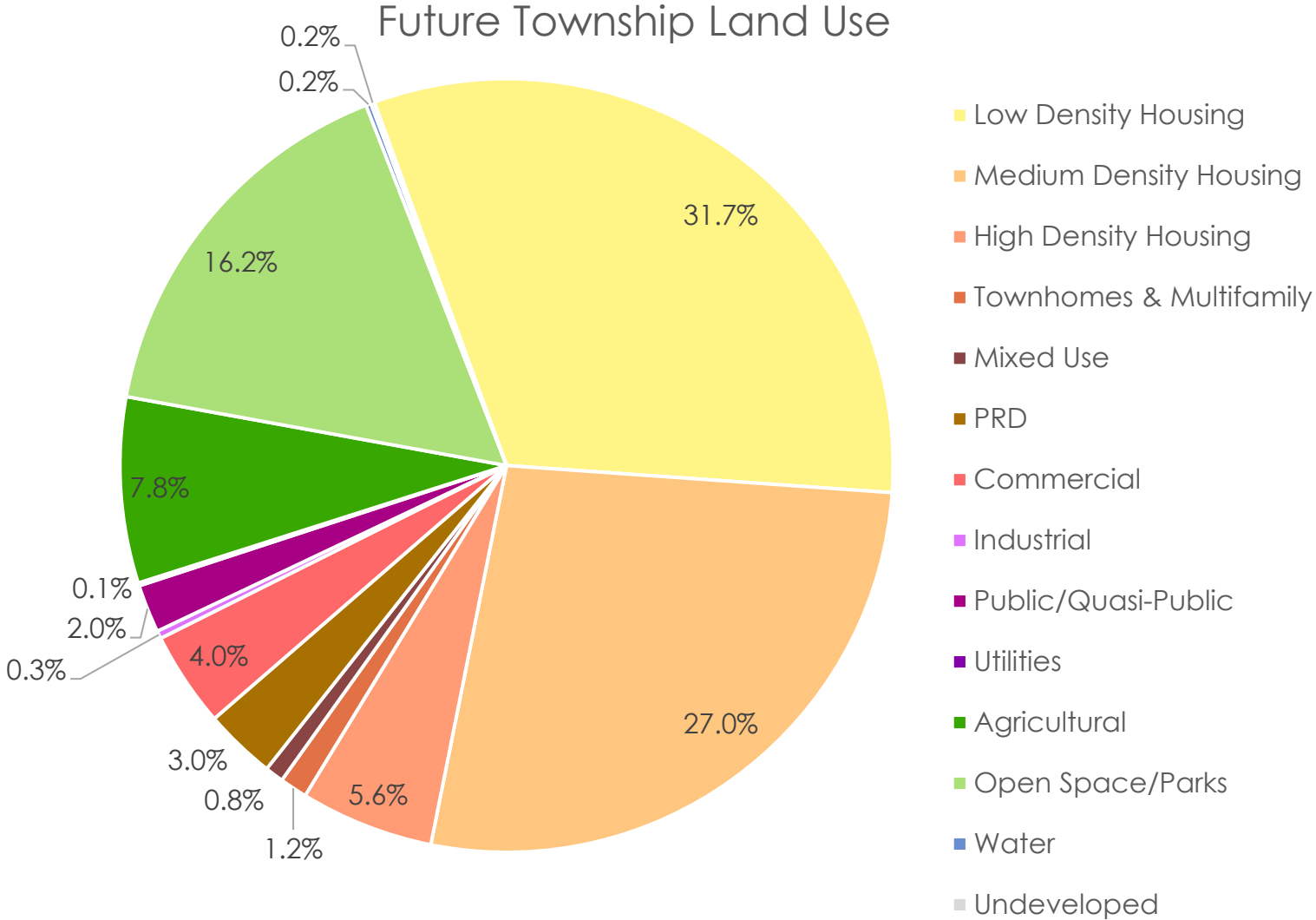
*Please note that the residential land use densities on this map were calculated by categorizing lot sizes into three categories: under 0.5 acres, between 0.5-1 acre, and over 1 acre.



FUTURE LAND USE MAP

Land Use Category	Definition	Acres	% of Total
Low Density Housing	Single-family detached homes on lots > 1 acre	3,723	31.7%
Medium Density Housing	Single-family detached homes on lots between ½ - 1 acre	3,176	27.0%
High Density Housing	Single-family detached homes on lots < ½ acre	656	5.6%
Townhomes & Multifamily	Single-family attached homes or structures with multiple housing units	135	1.2%
Mixed Use	Structures with both commercial operations and housing	91	0.8%
PRD	Planned Residential Development	351	3.0%
Commercial	All densities of commercial use	469	4.0%
Industrial	All densities of industrial use	38	0.3%
Public/Quasi-Public	Institutional	236	2.0%
Utilities	Public utilities	14	0.1%
Agricultural	Land used for agricultural purposes	913	7.8%
Open Space/Parks	Parks and areas with open space	1,907	16.2%
Water	Waterbodies	25	0.2%
Undeveloped	No development	18	0.2%

FUTURE LAND USE MAP



PLANNED RESIDENTIAL DEVELOPMENT (PRD)

- What are PRDs?
 - **Definition:** A PRD is a zoning classification under Pennsylvania's Municipalities Planning Code (MPC) that permits developers to deviate from strict zoning rules if they provide community benefits like open space, recreation, or varied housing types.
 - **Flexibility:** They allow higher density, shorter setbacks, and mixed housing styles compared to more conventional, traditional zoning.
 - **Purpose:** Encourage efficient land use, preserve natural features, and reduce burdens on public services.

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

- PRDs are zoning tools that allow flexible, mixed-use, and mixed-density housing in exchange for preserving open space and community amenities.
- When done well, they create vibrant, walkable neighborhoods with diverse housing options, but they require careful planning to avoid overdevelopment or infrastructure strain.
- PROS: Open space preservation, housing diversity, community feel, efficient use of land.
- CONS: Risk of over density if not done right; approval process can be complex.

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

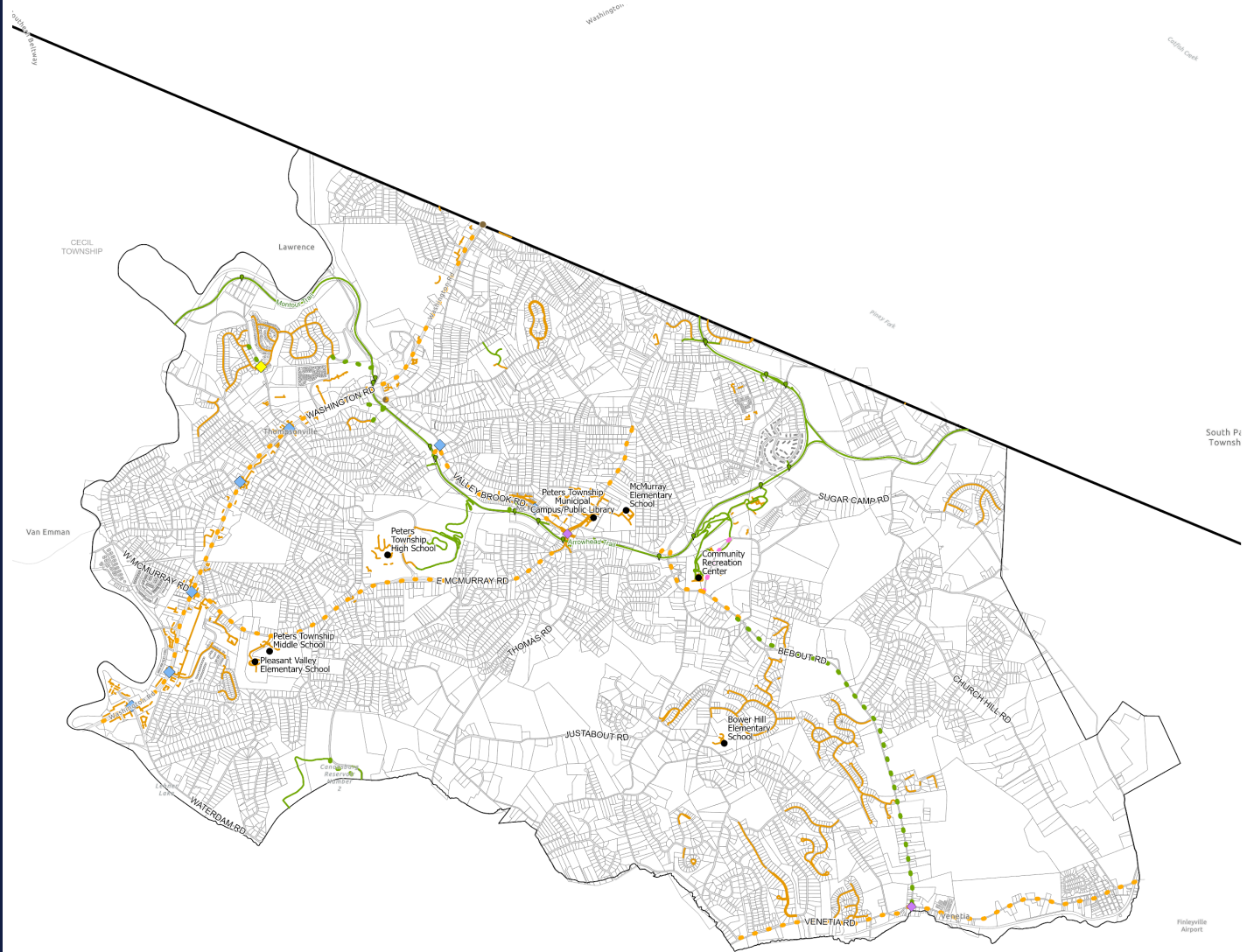
- **Successful Examples:**
 - Cranberry Township (Butler County): PRDs here are praised for balancing density with green space and recreation, making them models in western PA.
 - Kennett Township (Chester County): Ordinances emphasize varied housing, open space, and historic preservation.
 - Findlay Township (Allegheny County): Uses PRDs to encourage innovative layouts and mixed-use development.
 - Blueprint Communities Program: While not strictly PRDs, towns like Allentown, Reading, and Harrisburg's Allison Hill have revitalized neighborhoods using PRD-like principles of mixed-use, walkability, and community planning.

CONNECTIVITY MAP

Priorities:

- Connect Middle and High School
- Connect Neighborhoods to Schools
- Connect Neighborhoods to Trail
- Connect Neighborhoods to 19
- Provide Safe Crossings to Enable Connections, Especially to Trail
- Make Connections Through Parks When Possible

CONNECTIVITY Peters Township Comprehensive Plan



Legend

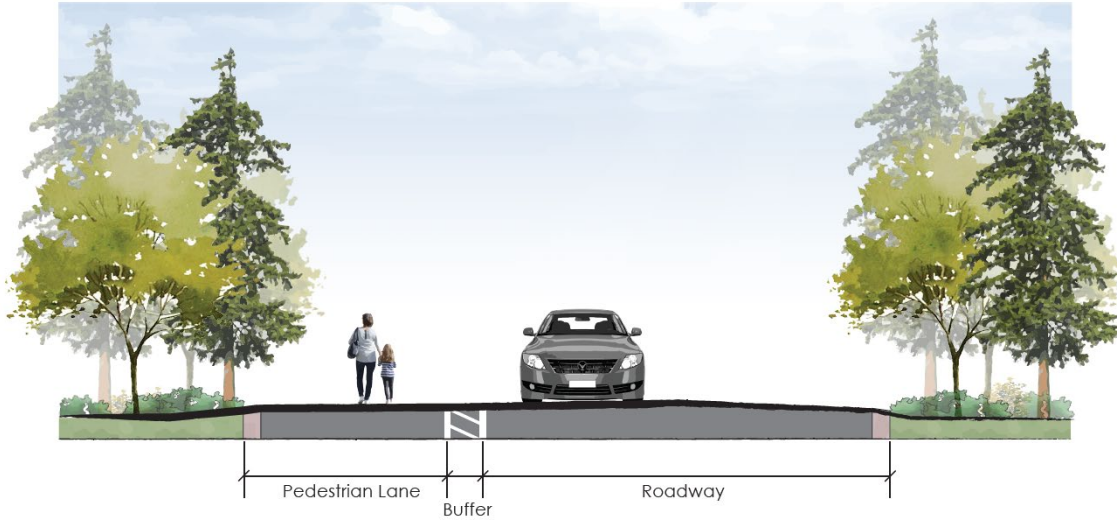
- Transit Route Stops
- Trailheads
- Existing Trails
- Existing Sidewalks
- Peters Township
- ▭ County Borders
- Roads
- ▭ Parcels
- Local Destinations
- Proposed Connections**
- Marked Pedestrian Lane
- Sidewalk
- Trail
- Proposed Crossings**
- ◆ Crossing Improvement
- ◆ RRFB
- ◆ Intersection Improvement

DRAFT IN PROGRESS

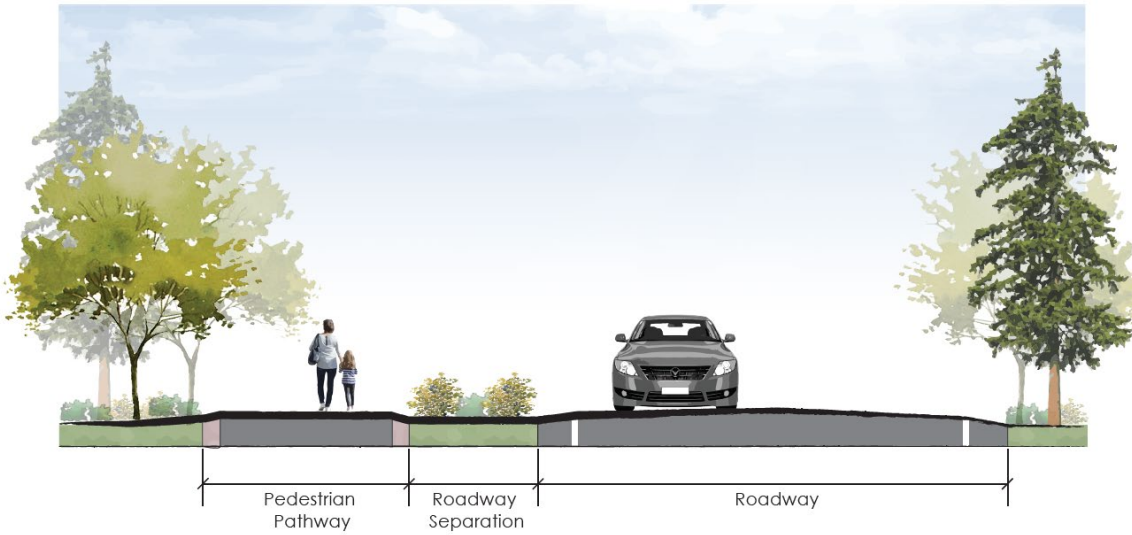
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CONNECTIVITY MAP- ADDITIONAL GUIDANCE

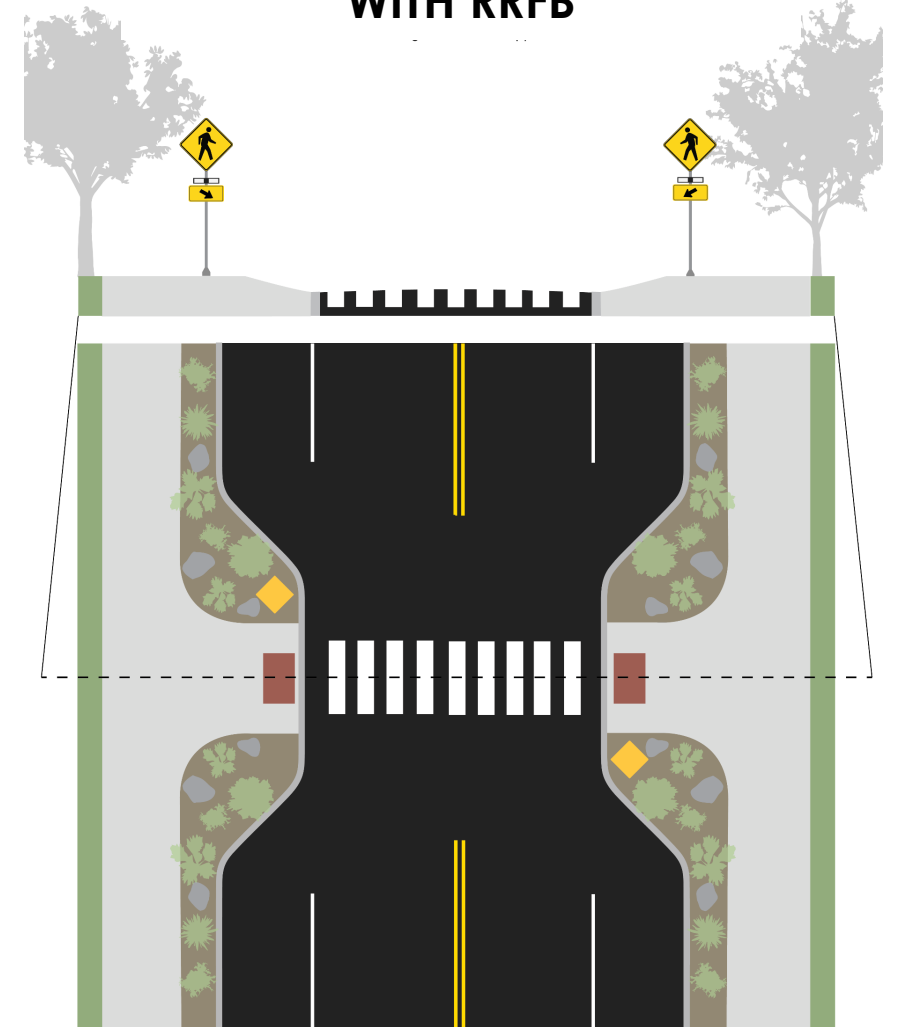
ON-ROAD CONNECTION



SHARED USE PATH



MID-BLOCK CROSSING
WITH RRFB



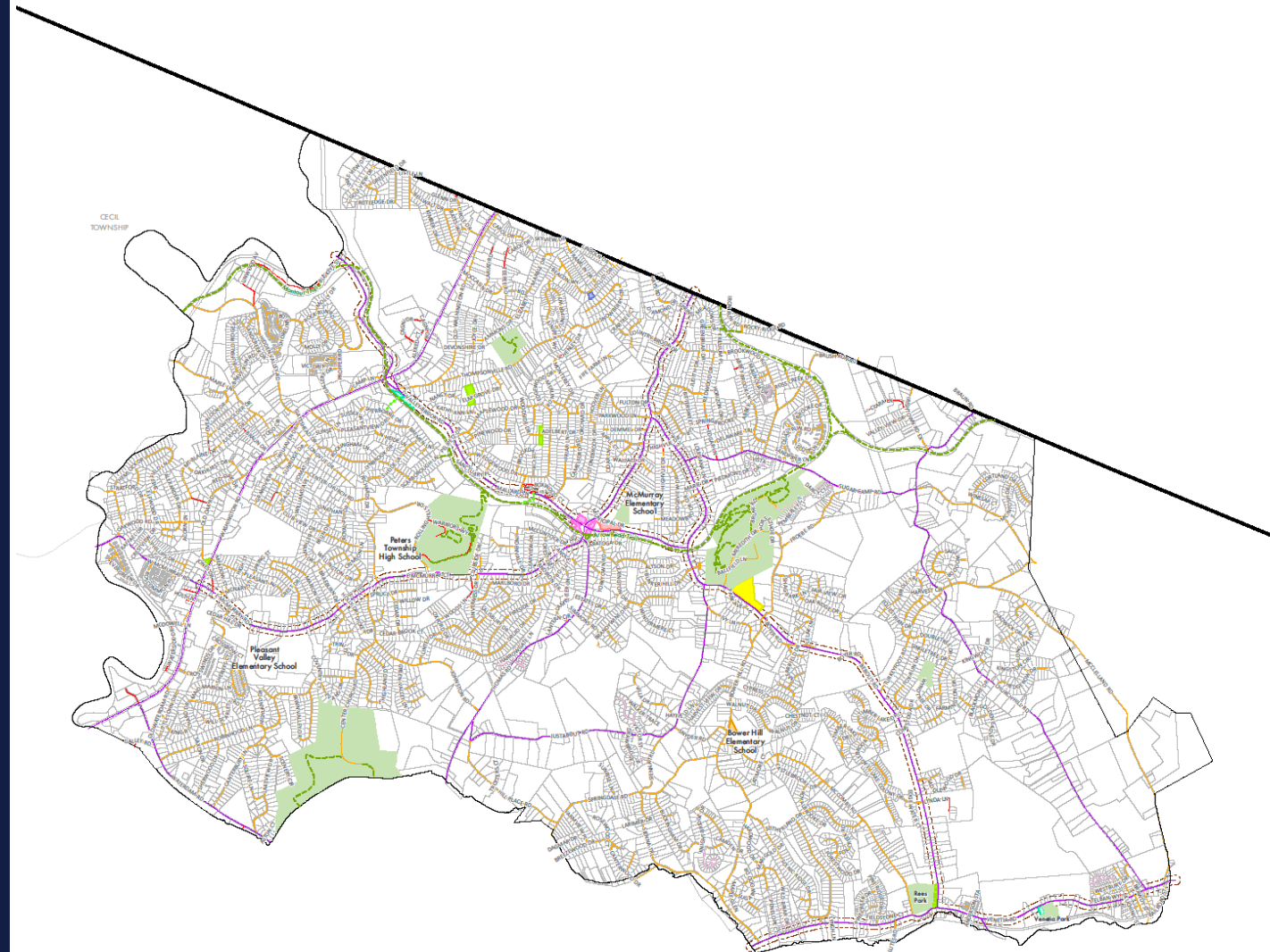
OFFICIAL MAP

Changes Made:

- Added Roundabout at Valley Brook Road and East McMurray Road
- Added Connectivity Map Linkages where appropriate

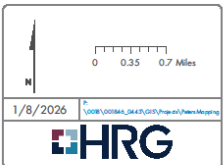
OFFICIAL MAP

Peters Township
Comprehensive Plan



Legend

- Peters Township
- ▭ County Borders
- Existing Township Parks
- Existing Trails
- ⋯ Future Trail Access
- ⋯ Multi-Modal Improvements
- Road Ownership**
 - Private Drive
 - Private Road
 - State Road
 - Township Road
- Future Improvements**
 - Future Municipal Complex Expansion
 - Future Parkland
 - Future Public Works Facility
 - Future Radio Tower
 - Future Roundabout
 - Future School Property Expansion
 - Transportation Improvement
 - All other parcels



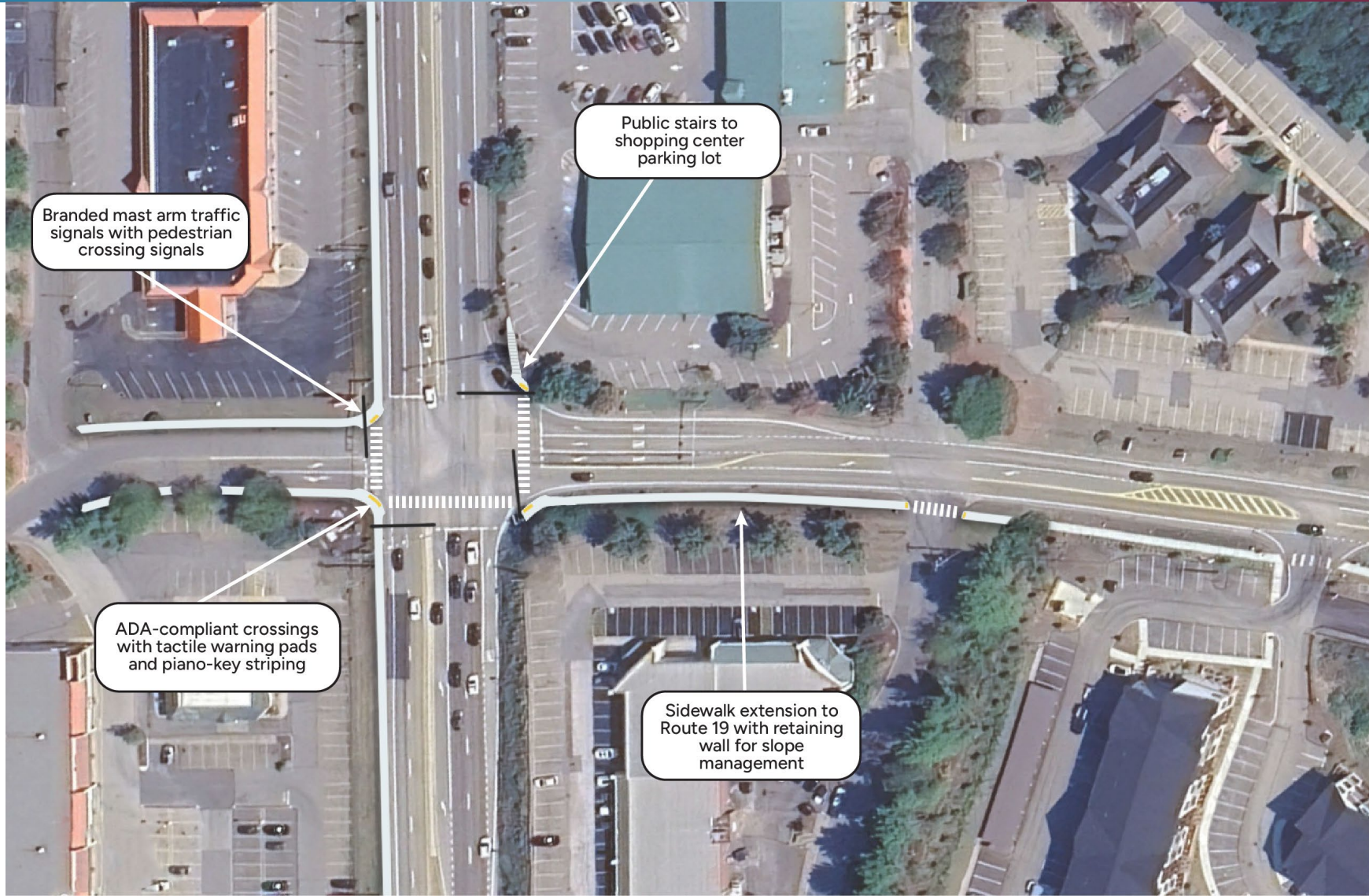
TRANSFORMATION SKETCHES

- 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

TRANSFORMATION SKETCHES

- Rt. 19 Streetscape Improvements
- Town Center Expansion / Improvements
- Signage and Branding – Township and Park Signage

ROUTE 19 STREETScape IMPROVEMENTS



ROUTE 19 STREETSCAPE IMPROVEMENTS



Route 22 – Murrysville – Implementation Example

ROUTE 19 STREETSCAPE IMPROVEMENTS

MURRYSVILLE CASE STUDY



Route 22 – Murrysville – Implementation Example

ROUTE 19 STREETSCAPE IMPROVEMENTS

MURRYSVILLE CASE STUDY



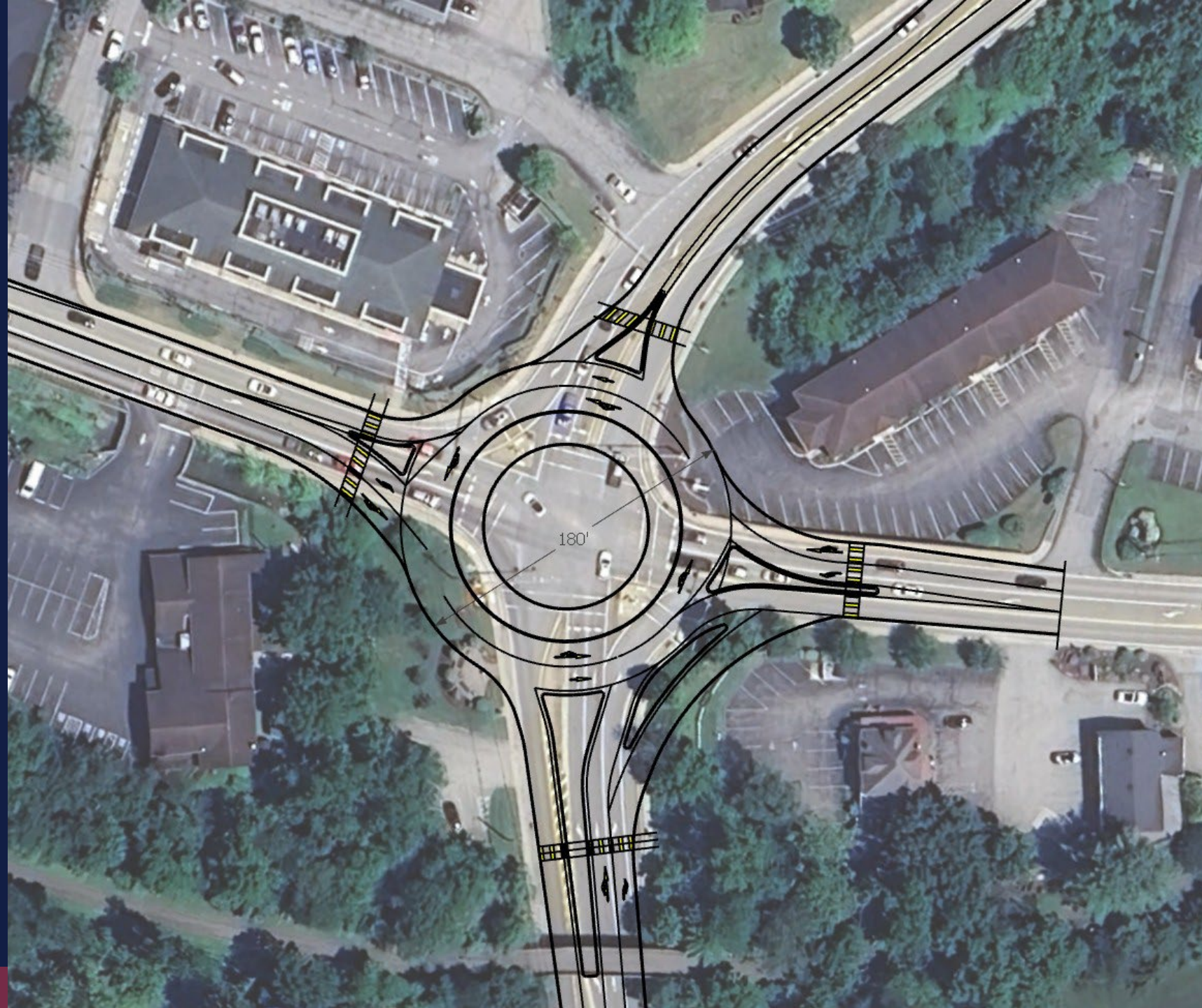
TOWNSHIP SIGNAGE AND BRANDING



TOWNSHIP SIGNAGE AND BRANDING

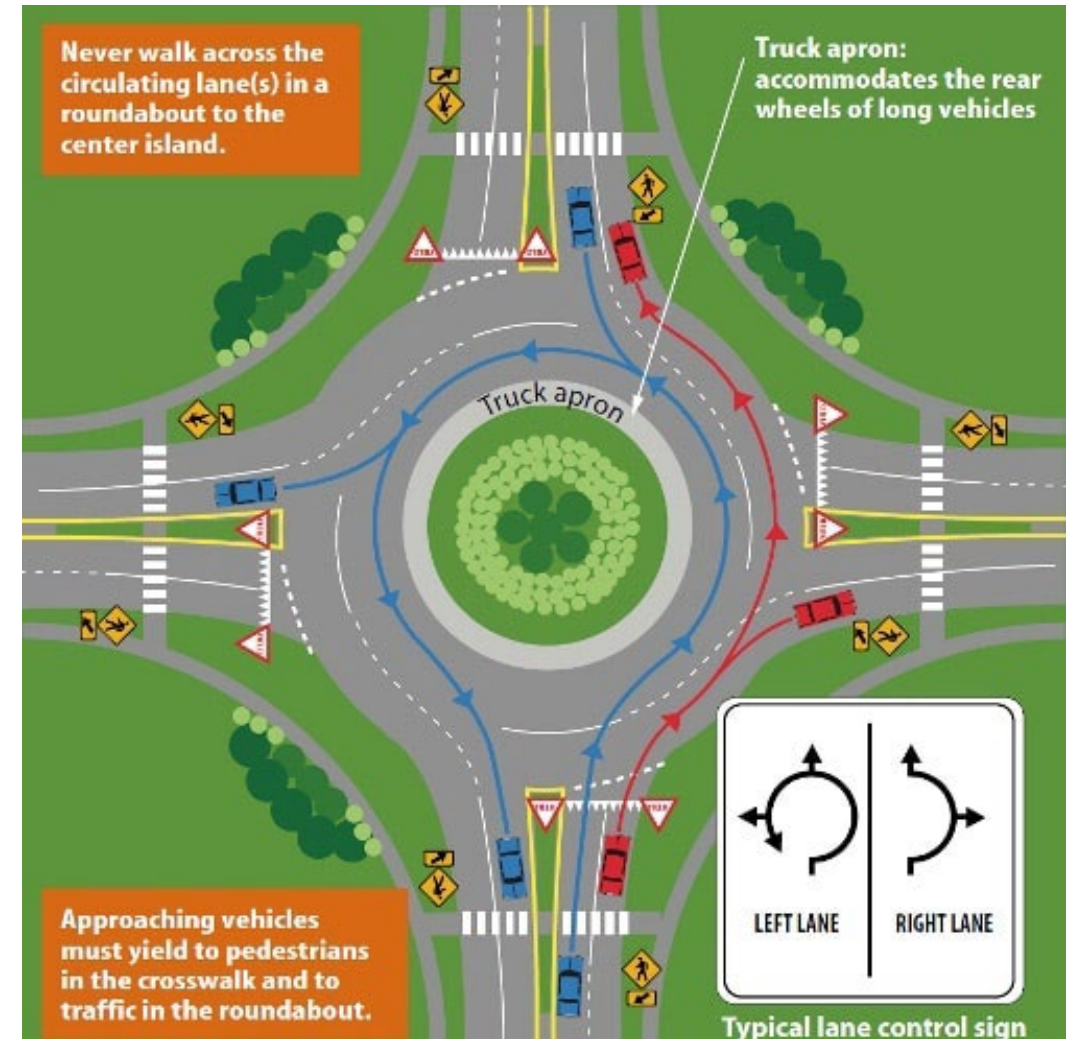


TOWN CENTER EXPANSION AND STREETSCAPE



TOWN CENTER EXPANSION AND STREETScape

- **Need a two-lane roundabout based on traffic levels in the area**
- **Purpose of the sketch is to illustrate an aspirational concept and option for the area.**
- **Key pedestrian improvements**
 - Separated walkways with landscaping
 - Perpendicular crossings
 - Architectural features to indicate crossing locations



TOWN CENTER EXPANSION AND STREETScape



TOWN CENTER EXPANSION AND STREETScape

Owners of Involved Properties:

- VFW Memorial Park Post
- Five Hundred Two Valleybrook Rd LLC
- Malcolm B Samakow Trust
- Valleybrooke LLC

QUESTIONS & ANSWERS/COMMENT PERIOD

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

10 MINUTES



NEXT STEPS AND TO- DOS

- Finalize draft goals, objectives, and strategies related to the theme areas
- Chapter drafting and plan writing
- Complete transformation sketches
- Upcoming Meeting Dates:
 - **Next Steer Meeting – March 10th at 7pm** (Draft Plan will be sent out 2-3 weeks prior to meeting for review)
 - Winter or early Spring event as **Open House #2** (after the Draft Plan is ready to be shared but not yet on public display)

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	
Phase 1: Visioning, Outreach, Needs Assessment, and Strategy Development	[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]												
Phase 2: Plan Development, Capacity Building, and Implementation																	
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