



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

PETERS TOWNSHIP COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING NO. 4

NOVEMBER 11, 2025

AGENDA

1. Review Tasks Completed Since September Meeting
2. Review Open House Results
 - Mapping Activities
 - Character Preferencing
 - Blue Skies Board
 - Comment Box
3. Future Land Use Map
4. Connectivity Map
5. Official Map
6. Transformation Sketches
7. Break Out Group Discussion – Theme Areas
 1. Key Theme Areas- Review Goals, Objectives, and Strategies
8. Public Comments / Questions and Answers Period – **10 minutes**
9. Wrap Up and Next Steps

TASKS COMPLETED SINCE SEPTEMBER 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
 - ✓ Official Map
- ✓ Key Stakeholder Focus Groups – August 2025
- ✓ Open House Event – September 2025

OPEN HOUSE – SEPTEMBER 23, 2025



- More than 45 attendees – a great turnout!



OPEN HOUSE RESULTS- FUTURE LAND USE MAP

- Concerns about the Miller Property being labeled as mixed use (lots here should be 0.5 acre minimum)
- Proposed commercial land use change for parcel next to E. McMurray Fire Station
- Future memory center on E. McMurray- should this be shown on FLU?
- Preserve open space along Chartiers Creek
- Desire for future open space facility in the northwestern part of Township
- Keep undeveloped parcel near Bebout roundabout undeveloped
- Identified areas for low-density to be changed
- Identified areas that should stay or become green space

OPEN HOUSE RESULTS- CONNECTIVITY MAP

- Sidewalks (connecting schools and Township destinations)
- Connectivity in the Parks
- Connections to the Trail
- Green space along riparian buffers
- RRFBs or other crossing improvements for crossing to Trail
- More green spaces, green spaces need to be connected
- Pedestrian accessibility to shops along Rt. 19

OPEN HOUSE RESULTS- CHARACTER PREFERENCE

CHARACTER PREFERENCING *Housing*



8

Low Density Single-Family Residential
(> 1 acre)
Sugar Camp Road



20

Medium Density Single-Family Residential
(0.50-1 acre)
Timberlake



1

High Density Single-Family Residential
(<0.50 acre)
Westbury



4

High Density Single-Family Attached
(<0.50 acre)
Evergreen Village



4

Townhomes
Quail Run



1

Apartments
Ridgecrest



4

Other items include:

- Commercial/Residential mixed use like Mt. Lebanon
- Smaller homes for first time buyers or downsizers
- Patio homes for non-seniors
- Duplexes

OPEN HOUSE RESULTS- CHARACTER PREFERENCE

CHARACTER PREFERENCING

Mixed Use



0



6

*Limit to 2 stories maximum



7



16



7

*2 story commercial only



5



7

NONE OF THESE

1

Other items include:
• Small sandwich shops throughout the Township

OPEN HOUSE RESULTS- BLUE SKIES BOARD

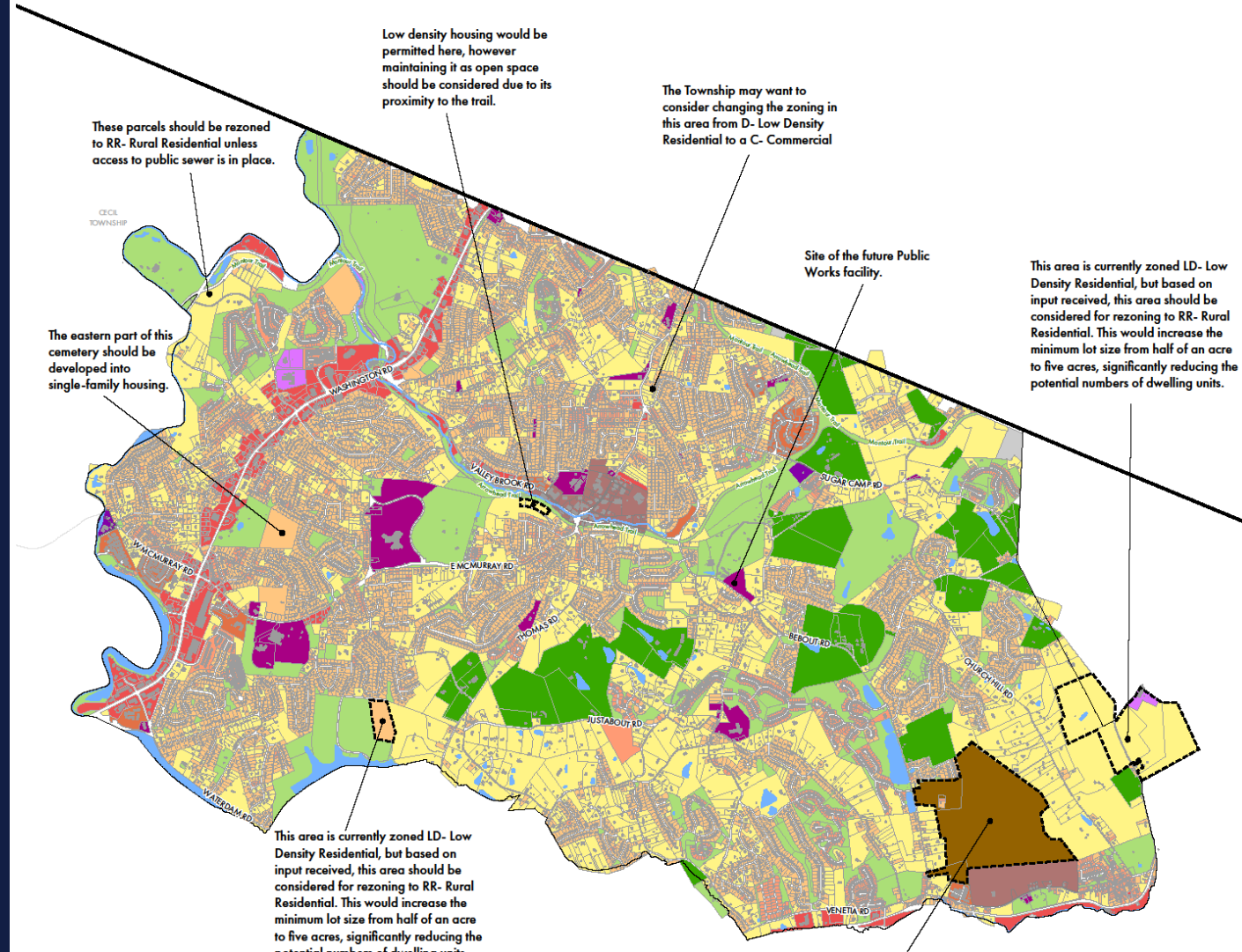
Comment	Mentions
Sidewalks/Pedestrian and bike connectivity	13
Maintain and protect green spaces and nature	11
Less development	10
Housing diversity	6
Improve roads, traffic, and road safety	5
Town Center and other small businesses/community amenities	4
No pool	4
Add pool	4
No high-density housing	3
Sustainable development	2
Tax relief	1
General- thriving community	1

OPEN HOUSE RESULTS- COMMENT BOX

- Adjacent commercial properties should interconnect to expedite traffic flow
- Use “responsible” developers and hold them accountable
- ½+ acre lots
- Arts Center/Gallery
- Future energy and climate crisis concerns
- Town Center
- Concerns about Miller Property
- Road Infrastructure
- Small businesses (sandwich shop)

FUTURE LAND USE MAP REVISED

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
 - 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.

DRAFT

11/6/2025

0 0.35 0.7 Miles

FUTURE LAND USE MAP

DISCUSSION ITEM

- Rezoning request submitted to the Township for 947 Bebout Road – currently zoned residential but want it to be changed to a zoning district that permits an office building



CONNECTIVITY MAP

The Connectivity Map is still in process of being finalized and will be added to the slides prior to the meeting.

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

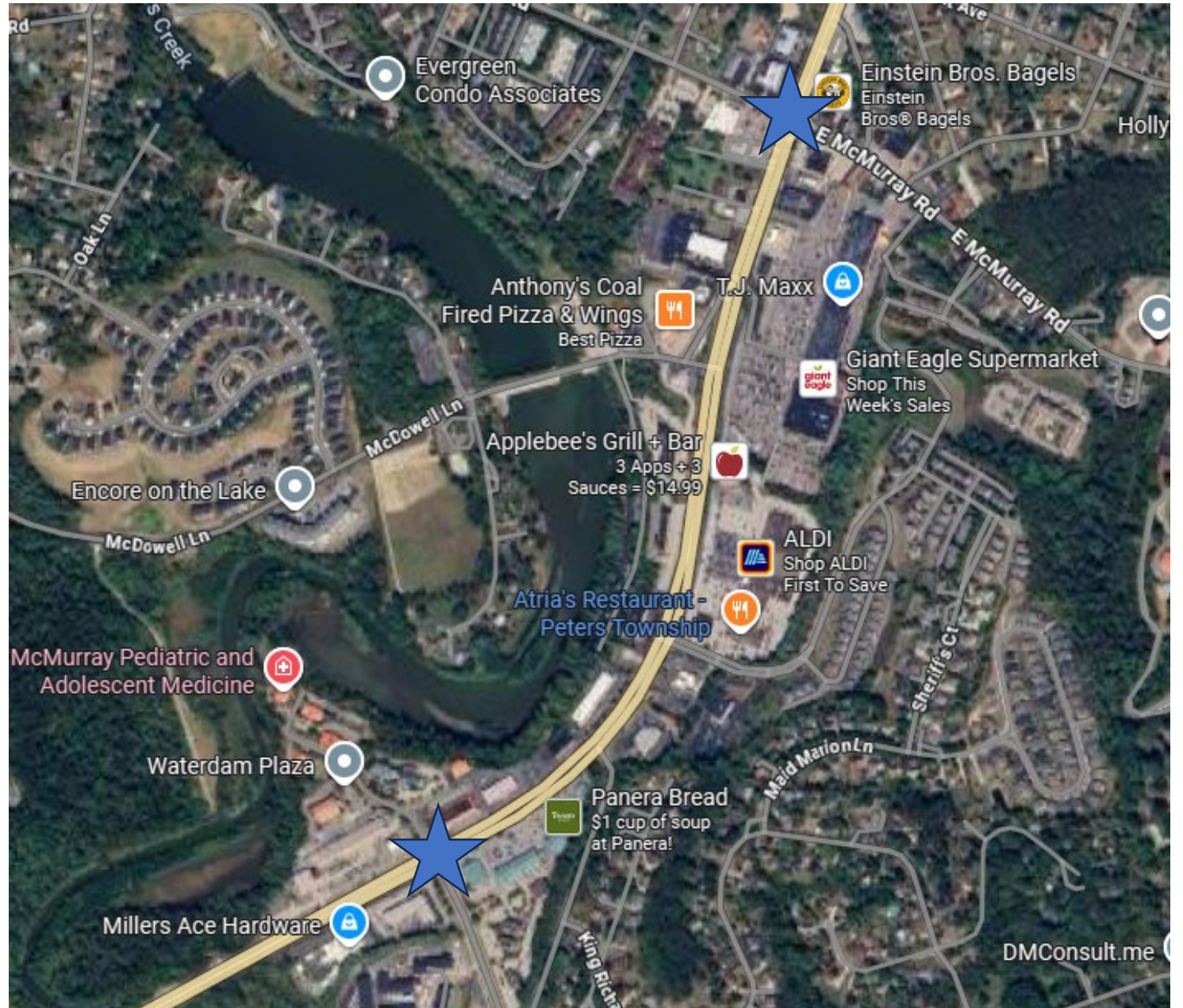
TRANSFORMATION SKETCHES

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

ROUTE 19 STREETSCAPE IMPROVEMENTS

- Township staff would like to focus on area of Route 19/Washington Road between East McMurray and Waterdam Roads
- Improvements envisioned:
 - Lighting
 - Streetscape
 - Sidewalks
 - Bicycle Facilities
 - Plantings / Beautification
- Other improvements to consider:
 - ADA Improvements
 - Crosswalks
 - Reducing conflicts

ROUTE 19 STREETSCAPE IMPROVEMENTS



SIMILAR PROJECT EXAMPLES



TOWN CENTER EXPANSION AND STREETSCAPE IMPROVEMENTS

- Township staff would like to focus on what the development of the area would look like with the assumption the old middle school stays as is. (more small lot development)
- Improvements envisioned:
 - Lighting
 - Streetscape
 - Plantings / Beautification
 - Pedestrian safety improvements and additional crossings/crosswalks
- Other improvements to consider:
 - ADA Improvements

SIMILAR PROJECT EXAMPLES



TOWNSHIP SIGNAGE AND BRANDING

- Township staff would like to focus on signs for parks to include a park entrance sign and then examples of signs for individual facilities within the park – Rolling Hills Park would be a good location
- Maybe signage for the municipal complex as well.
- Signs should incorporate the Township logo.

TOWN CENTER EXPANSION AND STREETSCAPE IMPROVEMENTS



KEY THEME AREAS

- 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

- 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

KEY THEME AREAS: GOALS, OBJECTIVES, & STRATEGIES

BREAKOUT DISCUSSIONS

- We will break out into two groups, the Steering Committee and any residents/the public, and review and discuss the various goals, objectives, and strategy statements associated with each theme area.
- Hard copies of the draft theme area statements and goals, objectives, and strategies of each of the six theme areas have been provided.

Please take 15-20 minutes to discuss as a group. We will break out into two groups. The Steering Committee will be one group and residents will be the other group.

FOSTER ECONOMIC DEVELOPMENT AND FINANCIAL SUSTAINABILITY

Theme Statement:

- Peters Township government continues to be financially sustainable and fiscally responsible with a strong, healthy tax base. The primary economic and commercial corridors in the Township are thriving and aesthetically pleasing. Residents of all ages have access to resources and amenities that meet their needs and support active lifestyles, including some housing for seniors to age in place. Residents are happy and active within the community.

FOSTER ECONOMIC DEVELOPMENT AND FINANCIAL SUSTAINABILITY

Goal: Strive for ongoing financial sustainability and fiscal responsibility in municipal government services.

- Objective: Continue to seek grants and other funding assistance to support and undertake various projects and initiatives in the Township.
- Objective: 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.
- Objective: Explore the feasibility of establishing land development fees (i.e., impact fees, fees in lieu, etc.) to support the long-term economic requirements of Township amenities.

FOSTER ECONOMIC DEVELOPMENT AND FINANCIAL SUSTAINABILITY

Goal: Ensure a sustainable tax base by promoting diverse land uses.

- Objective: Support strong, diverse, and modern commercial districts.
 - Strategy: Improve the aesthetic appearance of key economic corridors, including Route 19, Valley Brook Road, East McMurray Road, and Venetia Road.
 - Strategy: Pursue streetscape improvements and enhancements where appropriate.
 - Strategy: Develop design guidelines to help businesses achieve a more consistent community character.
 - Strategy: Seek funding opportunities for a façade improvement program.
 - Strategy: Work with the Chamber of Commerce to attract and retain new businesses.
- Objective: Encourage the development of diverse housing types that allow residents at all stages of life to reside in the community.

Goal: Promote increased community pride and resiliency.

- Objective: Maintain the existing high quality of life and remain a Township that is rich in amenities and character.
 - Strategy: Maintain and enhance various public services including trash and recycling services and emergency services including fire, medical, and police.
 - Strategy: Continue to support the Peters Township Library and its assorted services and programs by providing financial support and cross promoting the Library's activities and programs in Township communications.

GUIDE LAND USE AND DEVELOPMENT

Theme Statement:

- Development occurs in Peters Township in a sustainable pattern that is consistent with the future land use plan and the overall character of the community. The rural character in many areas of the Township has been maintained, while the Town Center mixed use area provides an opportunity for the Township to offer a central location to shop, dine, and access various Township amenities. Zoning and land use regulations are updated to match the vision and goals of the Township as set forth in the Future Land Use Map.

GUIDE LAND USE AND DEVELOPMENT

Goal: Maintain the existing rural character of the Township.

- Objective: 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.
- Objective: Work with landowners to promote the appropriate use of applicable preservation tools, like Agricultural Security Areas (ASA).

Goal: Promote development opportunities that are consistent with the Future Land Use Map.

- Objective: Guide the development of key undeveloped properties throughout the Township by ensuring proper land uses and zoning regulations are provided for at each property.
- Objective: 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.
- Objective: Promote mixed use development with low-density housing opportunities and small commercial establishments, where appropriate.

GUIDE LAND USE AND DEVELOPMENT

Goal: Ensure that future development and redevelopment in Peters Township is consistent with the Future Land Use Map.

- Objective: Identify any potential Zoning Ordinance or Zoning Map amendments.
 - Strategy: Review and revise Township ordinances (zoning, subdivision and land development, stormwater management, etc.) to ensure that they are consistent with the future vision.
 - Strategy: Review and revise the zoning map to ensure consistency with the vision for the Township and the creation of any overlays.
- Objective: Work with landowners to promote the appropriate use of applicable preservation tools, like Agricultural Security Areas (ASA).

Goal: Prepare for future desired development, connectivity, transportation, trails, and other improvements throughout the Township.

- Objective: Adopt the draft Official Map.
 - Strategy: Prepare and develop the accompanying ordinance language for adoption of the Official Map.

PROMOTE HOUSING VARIETY

Theme Statement:

- The housing supply in the Township generally meets the needs of residents, regardless of age, income, or ability. Densities, lot sizes, and lot coverage regulations are updated to match the desired character in the Township. Preserving the natural and rural landscape is considered as the Township approaches final buildout.

PROMOTE HOUSING VARIETY

Goal: Modify zoning and subdivision ordinances to encourage the desired housing development.

- Objective: Amend the Zoning Ordinance to update minimum lot sizes, lot coverage requirements, and setbacks to meet the vision for the Township.
 - Strategy: Consider applying form-based code elements to the Town Center and other zoning districts, as appropriate.

Goal: Encourage a wider variety of single-family housing types including smaller homes, townhouses, and patio homes.

- Objective: 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.
- Offer homes of varying sizes and prices to ensure accessible housing options for people of all ages
 - Strategy: Encourage development of homes for starter families, young professionals, and seniors looking to age in place.

ENHANCE COMMUNITY FACILITIES

Theme Statement:

- Peters Township offers parks, trails, recreational facilities, and programming that serves all neighborhoods and areas of the community. The Township's park system provides access to recreation amenities and programming for residents and visitors of all ages and abilities. Cohesive signage and branding throughout the Township help to foster community unity and pride.

ENHANCE COMMUNITY FACILITIES

Goal: Update, enhance, and maintain the Township's existing parks and recreational facilities to ensure these resources are able to meet the needs of the community.

- Objective: Develop a prioritized list of projects and improvements needed at the Township's parks and recreational facilities.
 - Strategy: Develop a Parks, Recreation, and Open Space (PROS) Plan that identifies current resources and established a list of facility and programing needs.
 - Strategy: Conduct a feasibility study to better understand the Community Recreation Center's ability to meet the needs of the community and the potential need for a larger facility.
 - Strategy: Explore opportunities to expand recreational opportunities in the community through coordination with existing facilities, like the Venetia Community Center.
 - Strategy: Complete the phased implementation of the Rolling Hills Park development.
 - Strategy: Conduct a thorough cost and benefit analysis for constructing a Township pool facility.
- Objective: Conduct improvement projects as needed based on the prioritized list.
 - Strategy: Pursue funding and grants to complete upgrades and renovations at Township parks and facilities.
- Objective: Maintain the Township's existing recreational facilities so that they continue to serve as quality recreational assets to the community.
 - Strategy: Conduct routine maintenance consistent with Park Master Plans, Capital Improvement Plans, other parks planning efforts, and as needs arise.

ENHANCE COMMUNITY FACILITIES

Goal: Improve and enhance Township signage, including wayfinding signage, welcome signage, gateway signage, and municipal signage associated with parks, facilities, and other Township-owned amenities.

- Objective: Develop a branding and signage plan to create a more cohesive experience throughout the Township.

Goal: Adopt and consistently update the Township's Official Map showing locations of proposed municipal improvements.

PROMOTE INFRASTRUCTURE IMPROVEMENTS

Theme Statement:

- The impacts of stormwater and environmental issues throughout Peters Township have been minimized due to increased enforcement, regulatory measures taken, and the completion of improvement projects to address flooding, conserve natural woodlands, and incorporate best management practices in both stormwater and environmental management. Water and sanitary sewer services are provided in all areas where feasible and updated as needed.

ENHANCE COMMUNITY FACILITIES

Goal: Incorporate stormwater management best practices into park improvement projects and land development approvals.

- Objective: As park improvement projects occur, incorporate best management practices within the design and construction of the improvements and renovated facilities.

Goal: Address flood-prone areas in the Township.

- Objective: Explore the feasibility of taking over certain flood-prone properties within the Township and the potential reuse of the properties to benefit Township residents.

Goal: Work with the water and sanitary sewer service providers to ensure that adequate water and sanitary sewer services are provided throughout the Township.

- Objective: Meet with area water and sanitary sewer service providers to discuss needs, potential improvements and expansions, and other projects at least twice a year.

INCREASE CONNECTIVITY AND MULTI-MODAL MOBILITY

Theme Statement:

- Peters Township features a robust and inclusive transportation network that supports mobility for all modes. Residents, visitors, and the regional workforce can navigate the Township through a variety of transportation options, including driving, walking, biking, and accessing transit. Pedestrian and bicycle safety and connectivity have improved and the Township's roads have become less congested. The community benefits from well-integrated local and regional connectivity systems that create new linkages to community amenities, including recreational, cultural, commercial, and employment opportunities.

INCREASE CONNECTIVITY AND MULTI-MODAL MOBILITY

Goal: Maintain and enhance Township-owned roadways to promote increased safety and improve traffic flow.

- Objective: Complete annual road paving projects.
- Objective: Improve traffic flow through improvements to key corridors.
- Objective: Identify key intersections and crossings for multi-modal safety improvements.
 - Strategy: Consider the use of roundabouts wherever possible.

INCREASE CONNECTIVITY AND MULTI-MODAL MOBILITY

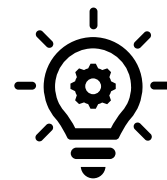
Goal: Provide Townshipwide multi-modal connectivity for users of all ages and abilities.

- Objective: Improve walking and biking connectivity.
 - Strategy: Create connections between neighborhoods.
 - Strategy: Create safe connections between neighborhoods and community amenities, enhancing connections to existing trails whenever possible.
 - Strategy: Establish safe pedestrian crossings between neighborhoods and the Arrowhead Trail.
 - Strategy: Improve pedestrian connectivity along and across Route 19/ Washington Road.
- Objective: Enhance regional active transportation by enabling transit use.
 - Strategy: Require new commercial developments to establish safe pedestrian circulation through parking lots, including connections to transit stops.
 - Strategy: Complete sidewalk gaps to current transit stops.
 - Strategy: Work with Freedom Transit and Pittsburgh Regional Transit (PRT) to explore opportunities for additional transit access and facilities.

QUESTIONS & ANSWERS/COMMENT PERIOD

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

10 MINUTES



ENDING PHASE 1 AND BEGINNING PHASE 2

IMMEDIATE NEXT STEPS

- Key stakeholder meetings- residents and farmers (November 19)
- Edits and revisions to goals and objectives
- Continue working on Transformation Sketches
- Mapping edits and revisions
- Start writing the plan!
- Next Steer meeting – January or February 2026
 - Agenda Items
 - Review Draft Transformation Sketches
 - Review Mapping
 - Plan Second Public Open House
 - Review Draft Plan elements

NEXT STEPS & TO-DOS

HRG

- Complete remaining Focus Group meetings
- Mapping edits and revisions
- Plan writing
- Transformation sketches
- Prep for next Steering Committee meeting in 2026

Steering Committee

- Review materials prior to next meeting

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	[Red Bar] Ongoing / Schedule TBD																
Neighborhood Pop Up Events			[Red Bar] Comm Day								[Red Bar] 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																	[Red Bar] PC Board