

Comprehensive Plan Update

**Planning  
Commission  
Workshop  
V**

SWT Planning Commission

June 7, 2022

[swtcompplan.org](http://swtcompplan.org)

**swt**

## Proposed Timeline: Michael Baker International

Tasks	2022								
	May	June	July	Aug	Sept	Oct	Nov	Dec	
Project Coordination & Management									
Comprehensive Plan Planning Commission Workshops	🗓️	🗓️	🗓️	🗓️	🗓️	🗓️	🗓️	🗓️	🗓️
Public Engagement					🗓️				
Comprehensive Plan Update Drafting									
Final Plan Adoption*									
Project Completion									🗓️

*\*Assume initiation of required 45-day public comment period on or before October 10, 2022 with final adoption hearing in December 2022. If public comment period is initiated later than October 10, 2022, final Plan Adoption schedule will have to be adjusted to correspond with MPC adoption requirements.*

**LEGEND:**

- SOW Deliverables Timelines
- Represent Adoption Schedule Pursuant to MPC Requirements
- Public Workshop
- Planning Commission Workshop
- Project Completion



## AGENDA / PROCESS

statement of goals and objectives				implementation strategies
resource protection plan	agriculture resources	historic resources	natural resources	
community utilities plan	water	wastewater	stormwater	
housing plan				
community facilities plan	parks recreation	education	emergency response	
transportation plan	bike pedestrian	transit	traffic	

## AGENDA / PROCESS

mapping + land use plan

modeling: transportation + economic

draft comprehensive plan

## INDIVIDUAL MEETING FLOW

public comment review

review of “synthesized goals/objectives/implementation”

open comment period. “approval” to post

## public comment review

- D. Spiegel: A Vision for the Future of the 309 Corridor (Transportation)
- R. Bronstein: Comprehensive Plan – Lands of Jeras – Comments and Next Steps (land use)
- Comment form live (4/29).
  - 5/2. Luther Crest
- Marie North: 2022 Resource Protection Comments (5/23)

## INDIVIDUAL MEETING FLOW

review of “synthesized goals/strategies/implementation”

## public comment review

- D. Spiegel: A Vision for the Future of the 309 Corridor (Transportation)
- R. Bronstein: Comprehensive Plan – Lands of Jeras – Comments and Next Steps (land use)
- Comment form live (4/29).
  - 5/2. Luther Crest
- Marie North: 2022 Resource Protection Comments (5/23)

## Community Utilities Goal (2022)

### **CUG1.**

Ensure that the Township is sufficiently served by utility infrastructure appropriate to the level of development and within the available capacity of the utilities.

## Community Utilities Goal (2022)

### **CUG2.**

Develop sound economic strategies that considers Compliance, Maintenance, and Expansion of utilities.

## Community Utilities Strategy (2022)

### **CUS1.**

Develop an economic analysis that evaluates revenue streams to ensure the expenses related Expansion, Maintenance and Compliance are sufficient.

## Community Utilities (2022)

### *Expansion*

- Ensure the revenue stream of future infrastructure expansions, additional users or extension of system, is sufficient to sustain operations and future maintenance.
- Strategy: Increase productivity of infrastructure by maximizing users per foot of infrastructure.

### *Maintenance*

- Increase productivity of existing infrastructure.
- Improve infrastructure data to aid in evaluating and planning of maintenance.

### *Compliance*

- Evaluate/anticipate pending compliance regulations to be included in the budgeting process as soon as possible.

## Community Utilities “Call-Outs” (2022)

***Inflow &  
Infiltration  
(Sewer)***

***Lead &  
Copper  
(Water)***

***Broadband  
Access***

***PRP & MS4  
(Stormwater)***

***Renewable Energy &  
Energy Conservation***

## Community Utilities Implementation (2022)

- Update/Develop Act 537 (Sewer Facilities) and Update/Develop Act 167 (Stormwater Management) Plans
- Evaluate areas with aging septic systems and develop management/mitigation efforts
- Explore benefits of a Capital Improvements Plan
- Create incentives for developers to extend utility systems
- Inventory where high-speed internet or 5G is available and explore opportunities to increase access.
- Consider green infrastructure efforts
- Explore alternative energy potential in the Township (solar, wind, geothermal, etc.)
- Conduct analysis of users per foot to determine optimal revenue stream (number of users per foot \* rate) to cover future maintenance.
- Leverage daily operations to expand infrastructure data.

## INDIVIDUAL MEETING FLOW

new element: **Housing**

staff review of goals and objectives

board of commissioner comment

public comment

planning commission comment

planning commission prioritization

working groups

2009 comp plan

lvpc

## Housing

### WORKING GROUP RECOMMENDATIONS

- HWG1. Cluster Incentives
- HWG2. Affordable Housing Incentives
- HWG3. Review and Amend Zoning Ordinance to ensure all types of housing are provided to meet the needs of current and future residents
- HWG4. Transfer of Development Rights
- HWG5. Planning for walkable/bikeable communities
- HWG6. Replicate success of age-restricted communities for communities without age requirements.
- More frequent updates to the Comp Plan

Planning Concept

# Jeopardy!

Housing Edition

100

Poorly planned, auto-dependent growth, usually of a low-density, single-use nature, in previously rural areas and some distance from existing development and infrastructure.

200



A dwelling unit either attached to a single-family principal dwelling or located on the same lot and having an independent means of access.

A development design technique that concentrates buildings on a part of the site to allow remaining land to be used for recreation, common open space, or preservation of environmentally sensitive features.

400

An approach to land use planning and urban design that promotes the building of pedestrian friendly neighborhoods with a mix of uses, housing types and costs, lot sizes and density, architectural variety, a central meeting place such as a town square, a network of narrow streets and alleys, and defined development edges.

A removal of the right to build or develop, expressed in dwelling units per acre or floor area, from land in one zone district, and the transfer of that right to land in another zone where such transfer is permitted.

**Customize Quick Access Toolbar**

- ✓ Automatically Save
- New
- Open
- ✓ Save
- Email
- Quick Print
- Print Preview and Print
- Spelling
- ✓ Undo
- ✓ Redo
- ✓ Start From Beginning
- Touch/Mouse Mode
- More Commands...
- Show Below the Ribbon

12  
13  
14  
15  
16  
17  
18

rkshops  
ng

comprensive plan update  
swt

**WORKING GROUP RECOMMENDATIONS**

- HWG1. Cluster Incentives
- HWG2. Affordable Housing Incentives
- HWG3. Review and Amend Zoning Ordinance to ensure all types of housing are provided to meet the needs f current and future residents
- HWG4. Transfer of Development Rights
- HWG5. Planning for walkable/bikeable communities
- HWG6. Replicate success of age-restricted communities for communities without age requirements.
- More frequent updates to the Comp Plan

Click to add notes

## Housing

### **2009 COMP PLAN GOALS**

- HCPG1. Provide a variety of housing and neighborhood choices for families of all sizes, abilities and income levels in the Township.
- HCPG2. Evaluate the housing opportunities, particularly in the rural area.
- HCPG3. Assess the benefits of mixed-use communities.
- HCPG4. Assess the benefits of mixed-use buildings in appropriate locations.
- HCPG5. Evaluate housing affordability in the Township.
- HCPG6. Evaluate age-qualified housing needs in the Township

## Housing

### 2009 COMP PLAN RECOMENDATIONS

- HCPR1. Maintain existing housing stock.
- HCPR2. Provide sufficient land for new housing units.
- HCPR3. Expand the supply and diversity of housing and neighborhood types and sizes.
- HCPR4. Permit a greater diversity of neighborhood types, including Traditional Neighborhood Development (TND), open space/cluster developments, and mixed-use villages in the Township.
- HCPR6. Permit a wider range of fee simple housing types in the T-3 through T-5 zoning districts.
- HCPR7. Amend the R-10 and other districts to provide design standards for medium and higher density development.
- HCPR8. Permit accessory dwelling units, the granny flat or in-law suite, in many, if not all the zoning districts
- HCPR9. Provide incentives for senior and workforce housing, possibly through increased flexibility or density bonuses.
- HCPR10. Consider a Transfer of Development Rights Program as part of an overall growth management plan to support diversified housing opportunities in receiving areas.

## Housing

### **FUTURELV GOALS**

- HFLV1. Provide a wide variety of attainable housing in locations that maximize social and economic opportunities for everyone.
- HFLV2. Diversify price points and types of available housing.
- HFLV3. Create a local balance between housing and jobs.
- HFLV4. Increase housing density in centers and along corridors.
- HFLV5. Reduce barriers to accessory dwelling units.
- HFLV6. Expand housing options near employment areas.
- HFLV7. Encourage land use regulations to facilitate development in centers and along corridors.
- HFLV8. Promote mixed-income neighborhoods.
- HFLV9. Use publicly owned property to meet housing needs.

**What are your top 3 to 5 priorities?**

**What is missing?**

**What could be removed and why?**

## INDIVIDUAL MEETING FLOW

### new element: **Community Facilities**

staff review of goals and objectives

board of commissioner comment

public comment

planning commission comment

planning commission prioritization

working groups

2009 comp plan

lvpc

## Community Facilities

### **2022 OVERALL GOAL**

**Community Facilities. Promote an effective continuation of opportunities, facilities, and services for parks, recreation, education, public safety, and wellness**

## Community Facilities

### 2009 COMP PLAN GOALS

- CFCPR1. Consider expanding the yard and garden waste center at a new site that is larger and offers a better traffic pattern.
- CFCPR2. The Township should investigate and pursue means of providing secure and reliable data transmission between Township facilities
- CFCPR3. Prepare to meet the growing housing demands of the older segment of the population through the expansion of government-owned facilities (like the County's), and the establishment of privately owned facilities by accommodating for these types of uses in the Township Zoning Ordinance.

# PC Workshops

June 7, 2022

comprehensive plan  
update

swt

## Community Facilities

**Parks & Recreation**

**Schools**

**Emergency Response**

# PC Workshops

June 7, 2022

comprehensive plan  
update

swt

## Public Engagement Strategy