

**WORCESTER TOWNSHIP COMPREHENSIVE PLAN UPDATE TASK FORCE
REMOTE MEETING
WEDNESDAY, FEBRUARY 24, 2021 7:00 PM**

CALL TO ORDER by Stacy Crandell at 7:00 PM

ATTENDANCE

STEPHANIE BAILEY	[X]
ART BUSTARD	[X]
WINNIE HAYES	[X]
BURT HYNES	[X]
LEE KOCH	[X]
MARK LANDIS	[X]
ALICE MAHONEY	[X]
JAY MCKEEVER	[X]
ROBERT PACE	[X]
PAT QUIGLEY	[X]
TONY SHERR	[X]
CHRISTINE STEERE	[X]

APPROVAL OF THE MINUTES

- January 27, 2021 Meeting Minutes – Stacy Crandell called for any comments or objections to the minutes. The minutes were approved.

PUBLIC COMMENT

- There were no public comments.

FOCUS AREA OF COMP PLAN FOR DISCUSSION

- Open House Preparation
 - Brian Olszak, MCPC and Stacy Crandell explained the format of the Virtual Open House that will take place on March 24th from 6-8pm.
- Goals
 - Brian Olszak, MCPC, provided an overview of goals and objectives for the plan.
 - § Robert Pace asked a question about whether there should be overall vision or vision statement in regards to Township Comp Plan to have the goal process. Brian stated that he would do some research on this.
 - § Wini Hayes provided a comment that she agreed with Mr. Pace's comment and that she thinks it is important to add to what they would like to see for future generations.
 - § Wini Hayes provided a question in regards to Housing Types and Fair Share.

- § Wini Hayes provided a question in regards to what office/industrial and types that were referred to in growth and development goals.
- § Art Bustard provided a comment in regards to regional planning.
- § Deb Walker, a member of the public, asked a question in regards to regional planning and how it can be implemented.
- § Tony Sherr provided a comment in regards to regional planning and villages zoning/density.
- § Robert Pace provided a comment on the environmental goals that he would suggest that the goals states preserve and protect not just preserve.
- § Wini Hayes asked if there was a list of properties in the Township that have contamination of area or groundwater.
- § Wini Hayes asked if regional planning would help with traffic.

- Planning Examples

- o Brian Olszak, MCPC, went over some planning examples.
 - § Jay McKeever commented on the mixed-use examples.
 - § Wini Hayes asked about examples of the dual-use villages.
 - § Robert Pace commented about integration of stormwater features as an amenity that would be incorporated into a habitat, walking trails, and greenways in developments.
 - § Wini Hayes asked about the including goals in regards to securing funding.

NEXT STEPS AND NEXT MEETING

- March 24, 2021 meeting – Brian Olszak provided an overview of next month’s meeting which will be the Virtual Open House from 6-8PM.

PUBLIC COMMENT

- There were no public comments.

ADJOURNMENT

There being no further business before the Comprehensive Plan Update Task Force, Stacy Crandell adjourned the meeting at 8:30 PM.

Respectfully Submitted:

Stacy E. Crandell
Assistant Township Manager

**WORCESTER TOWNSHIP COMPREHENSIVE PLAN UPDATE TASK FORCE
VIRTUAL OPEN HOUSE
REMOTE MEETING
WEDNESDAY, MARCH 24, 2021 6:00 PM**

WELCOME by Brian Olszak, Montgomery County Planning Commission (MCPC) and Stacy Crandell, Worcester Township Assistant Township Manager at 6:00 PM.

ATTENDANCE

STEPHANIE BAILEY	[X]
ART BUSTARD	[X]
WINNIE HAYES	[X]
BURT HYNES	[X]
LEE KOCH	[X]
MARK LANDIS	[X]
PAUL LEIS	[X]
JAY MCKEEVER	[X]
ROBERT PACE	[X]
PAT QUIGLEY	[X]
CHRISTINE STEERE	[X]
DAVID ZERBE	[X]

INTRO TO COMP PLAN AND PROCESS, SURVEY RESULTS, UPDATES

- Brian Olszak from MCPC gave an overview of the goals that they wanted to be accomplished this evening during the open house. He also gave an overview of the purpose of a comprehensive plan and how it used by a municipality. In addition, Brian went over the timeline for this process to update the comprehensive plan and also discussed the results of the survey that was sent out to a sampling of the Township Residents.

TOPIC AREA OF COMP PLAN FOR OVERVIEW

- Transportation- Matthew Popek, AICP- Assistant Section Chief of Transportation Planning, MCPC
 - Matthew Popek discussed some of the recent and current traffic projects that have taken place in the Township, Traffic Impact Fee Planning, and how trails are incorporated as mode of transportation. Casey Moore, from McMahon Associates, the Township's Traffic Engineer discussed some details about some recent traffic projects and the Route 363 Corridor Project.
- Housing & Neighborhoods- Michael Narcowich, AICP - Assistant Section Chief, Community Planning, MCPC
 - Michael Narcowich discussed existing land use, types of housing development, and some housing issues for future consideration. Some questions were answered regarding the curative amendment that the Township is currently reviewing.

- Quality of Life- Barry Jeffries, ASLA- Senior Design Planner, MCPC
 - Barry Jeffries discussed environmental and community character of Worcester Township including tree coverages. In addition, Barry discussed the available services and businesses including public safety, cultural amenities and retail/commercial services.

- Open Space, Agriculture, Parks- Donna Fabry, CFM- Senior Open Space and Trails Planner, MCPC
 - Donna Fabry discussed the ways the Township can obtain open space, and how open space is preserved through the land development process. Donna also reviewed the current numbers of acres that are preserved in Worcester Township.

QUESTIONS

- The panelists answered the questions that were received from the participants during the virtual open house.

ADJOURNMENT

Brian Olszak and Stacy Crandell thanked everyone for their participation and the virtual open house was adjourned at 8:00 PM.

Respectfully Submitted:

Stacy E. Crandell
Assistant Township Manager

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

SUBJECT: Proposed Comprehensive Plan Update Goals and Objectives

TO: Worcester Comprehensive Plan Task Force

CC: Tommy Ryan, Township Manager
Stacy Crandell, Asst. Township Manager

FROM: Brian J. Olszak, Senior Planner, MCPC

DATE: April 28, 2021

INTRODUCTION

As discussed in our February 2021 Task Force meeting, the process of assessing the 2008 Comp Plan goals and objectives, and adapting and creating new goals and objectives, is an iterative process, and reflects all the work that has been thus far to establish planning priorities and a way forward. Presented below is our first attempt to codify the **Goals** and **Objectives** for this Plan. As a reminder, in the context of our planning work: **Goals** are overarching principles or statements indicating community aspirations and long-term vision, while **Objectives** are measurable targets which are met through a policy, project or community action; essentially measuring *progress*. The recommendations and strategies for our Plan ideally flow from these elements, informed by conditions on the ground.

I've incorporated as many of the previous 2008 Plan goals (or at least their intent) into these goals as possible, modified those other goals to fit this framework, and composed new goals **These are only first drafts**: we will likely be tweaking these for many months as the Plan solidifies, but the goal for this April meeting is to reach near-consensus on a majority of these proposed goals and objectives.

The **Objectives**, you will notice, do not have numerical figures attached to them yet. It will take time to consider what figures and amounts, if any, to arrive at realistic benchmarks for these items. Even without actual benchmark numbers, imagining how the Task Force and the Township wants to see change manifested in the community is incredibly useful for creating recommendations and strategies.

PROPOSED GOALS AND OBJECTIVES

Growth Management Goals

- *Plan for a balanced land-use mix for fiscal sustainability*
- *Concentrate development where infrastructure and development already exists, such as in villages*

- *Ensure context-sensitive design of development, and scaled according to its environment and surroundings*
- *Reduce the consumption of land when development occurs*
- *Balance the need to accommodate growth in the Township while supporting/ensuring that land preservation is a priority*

Growth Management Objectives

- **% of developments within designated preservation or resource areas.**
- **% of developments within designated growth or village areas**
- **Increase in assessed property values**
- **# of acres preserved**
- **# of developments whose fiscal impact is net-zero or positive; per acre revenue yield of development**
- **% of land developments meeting “development” targets (*i.e. meeting certain criteria or standards relating to desired development outcomes like the consumption of land, how much open space is proposed, what amenities are present, etc.*)**

Transportation Goals

- *Assure that all modes of transportation are provided for and improve connectively throughout the Township*
- *Encourage the use of alternatives to motor vehicles*
- *Reduce traffic congestion*
- *Improve traffic safety for both motorists and nonmotorists.*
- *Provide a comprehensive network of trails throughout the Township.*

Transportation Objectives

- **# of miles of trail built**
- **# of intersections with improved level of service (LOS)**
- **# of documented trail users**
- **# of traffic accidents**
- **% of trips by walking or biking**
- **# of miles of sidewalk/trails per square mile.**

Infrastructure Goals

- *Provide the sustainable management of stormwater throughout the Township.*
- *Provide and maintain sewer and water infrastructure capacity in line with demands.*
- *Plan for public sewer in areas at risk for malfunctioning systems*

Infrastructure Objectives

- **# of flooding events or illicit discharge complaints documented**
- **# of new connections to public water and sewer**

- **# of municipal stormwater projects; amount of stormwater issues abated through projects**

Preservation - Open Space – Parks Goals

- *Support and encourage the preservation of the unique and rare aspects of the Township’s history, culture and environment which are emblematic of community character*
- *Provide for the recreational needs of Township residents*
- *Enhance connectivity between parks and neighborhoods*
- *Provide a degree of public access at properties acquired or eased for preservation purposes.*

Preservation – Open Space – Parks Objectives

- **# of properties/# of acres purchased or eased for preservation**
- **# of participants in Township Park/Rec programs**
- **# residents rating satisfaction with Townships Park/Rec system**

Environmental Goals

- *Preserve and conserve sensitive environmental features, such as floodplains, steep slopes, riparian buffers and wetlands*
- *Restrict development from environmental hazard areas*
- *Support practices which address climate change*

Environmental Objectives

- **% of development occurring within hazard areas**
- **# of acres of impervious surface**
- **% tree canopy coverage**
- **% of riparian corridors with full or half buffers**
- **# of streambank restoration projects; # of feet of streambanks restored**
- **% of watersheds in good health**

Economic Development Goals

- *Provide the physical capacity for economic growth.*
- *Enable commercial development insofar as it supports small-scale nature of commercial uses.*
- *Support the continuing viability of agriculture in all its forms in the Township.*
- *Support local small business development and retention*

Economic Development Objectives

- **# of jobs within Township**
- **# of agricultural operations, increase or decrease**
- **# of agricultural-related jobs**

Governance Goals

- *Enable the Township to sustainably and equitably provide necessary services and resources to all residents*
- *Support partnerships between governments and other organizations to achieve the Township's planning and development goals*

Governance Objectives

- **# residents rating satisfaction with Township government**

Housing Goals

- *Provide a range of housing types, densities and opportunities for enhanced amenities in neighborhood design.*
- *Support "aging in place" principles and other means by which older adults can secure or maintain appropriate housing in the Township.*
- *Encourage new and existing housing which is compatible with the traditional and rural character of the Township.*
- *Ensure a mix of housing types, densities and land uses as required by law*

Housing Objectives

- **# of housing proposed, constructed of target types**
- **% of housing types in Township**
- **% of land developments meeting "development" targets (i.e. meeting certain criteria or standards relating to desired development outcomes like the consumption of land, how much open space is proposed, what amenities are present, etc.)**

UPPER GWYNEDD TOWNSHIP
BOARD OF COMMISSIONERS

1 PARKSIDE PLACE, NORTH WALES, PA 19454

PHONE 215-699-7777

www.uppergwynedd.org

RECEIVED
APR 21 2021

April 15, 2021

Township Manager Tommy Ryan
PO Box 767
Worcester, PA 19490

Dear Mr. Ryan,

Upper Gwynedd Township has completed a draft comprehensive plan titled *Upper Gwynedd 2040*. A copy of the draft comprehensive plan is located on the Upper Gwynedd Township website at <https://www.uppergwynedd.org/2040compplan> for your review. Hard copies of the draft comprehensive plan are available at the Upper Gwynedd Township Building (1 Parkside Place, North Wales, PA 19454).

This plan is the culmination of a multi-year planning process that was led by a diverse steering committee of elected officials, residents, business representatives, and other community leaders. Extensive public input was gathered during the comprehensive planning process through online surveys, a community open house, and a virtual public workshop.

Pursuant to Section 302(a) of the Pennsylvania Municipalities Planning Code (MPC), prior to adoption of the comprehensive plan, the local governing body shall consider the comments of the county, contiguous municipalities and the affected school districts and contiguous school districts. We ask that you review the document and direct your comments to the contact listed below within 45-days of receipt of this letter.

Please direct your comments and questions to:
Marley Bice, AICP, Principal Planner II, Montgomery County Planning Commission
610-278-3740, mbice@montcopa.org

Thank you for your time.

Sincerely,



Liz McNaney, President
Upper Gwynedd Township Board of Commissioners