



Penn Township Comprehensive Plan Steering Committee Kickoff Meeting

Penn Township, Butler County, PA
August 22, 2023

AGENDA

1. Introductions
2. What is a Comprehensive Pla
3. Role of the Steering Committ
4. Review of Tasks Completed/
Made To-Date
 - a) Review of Draft Trends Repo
 - b) Review of Online Survey Dra
5. SWOT Analysis Exercise
6. Wrap-up/Discuss Upcoming (Events

INTRODUCTIONS OF HRG STAFF



**PROJECT MANAGER
LAURA LUDWIG, AICP**



**PLANNER
LORI MORGAN, AICP**



**PLANNER
SOMMER SCHNELLER**



**LAND PLANNER
CHRIS SARSON, ASLA**



**MUNICIPAL CONSULTING & MANAGEMENT STRATEGIST
BOB GRIMM**



**GIS ANALYST II
ANDREA VIAZANKO**



**ASSIST,
JIM FEATI**



**GROUP I
CHAD HA**

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
- Share your ideas, concerns, thoughts, etc.

ROLE OF THE STEERING COMMITTEE

- Attend meetings as needed
- Act as a sounding board by providing feedback on various deliverables and plan elements throughout the process
- Review items as needed and provide comments, edits, revisions, and suggested improvements
- Assist with public engagement – talk to your neighbors, share information, meeting announcements, and updates via word of mouth or social media
- Share your ideas, concerns, thoughts, etc.

TASKS COMPLETED TO DATE

- ✓ Staff Kickoff Meeting – July 2023
- ✓ Initial Trends Report Draft - August
- ✓ Online Community Survey Draft - Au

HOUSING AND AFFORDABILITY

QUICK FACTS



2,029
OWNER-
OCCUPIED
HOUSES

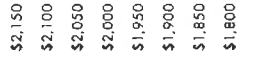


2,159
HOUSING
UNITS

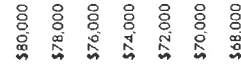


\$250,400
MEDIAN
HOME
VALUE

Penn Township Household Counts, 2



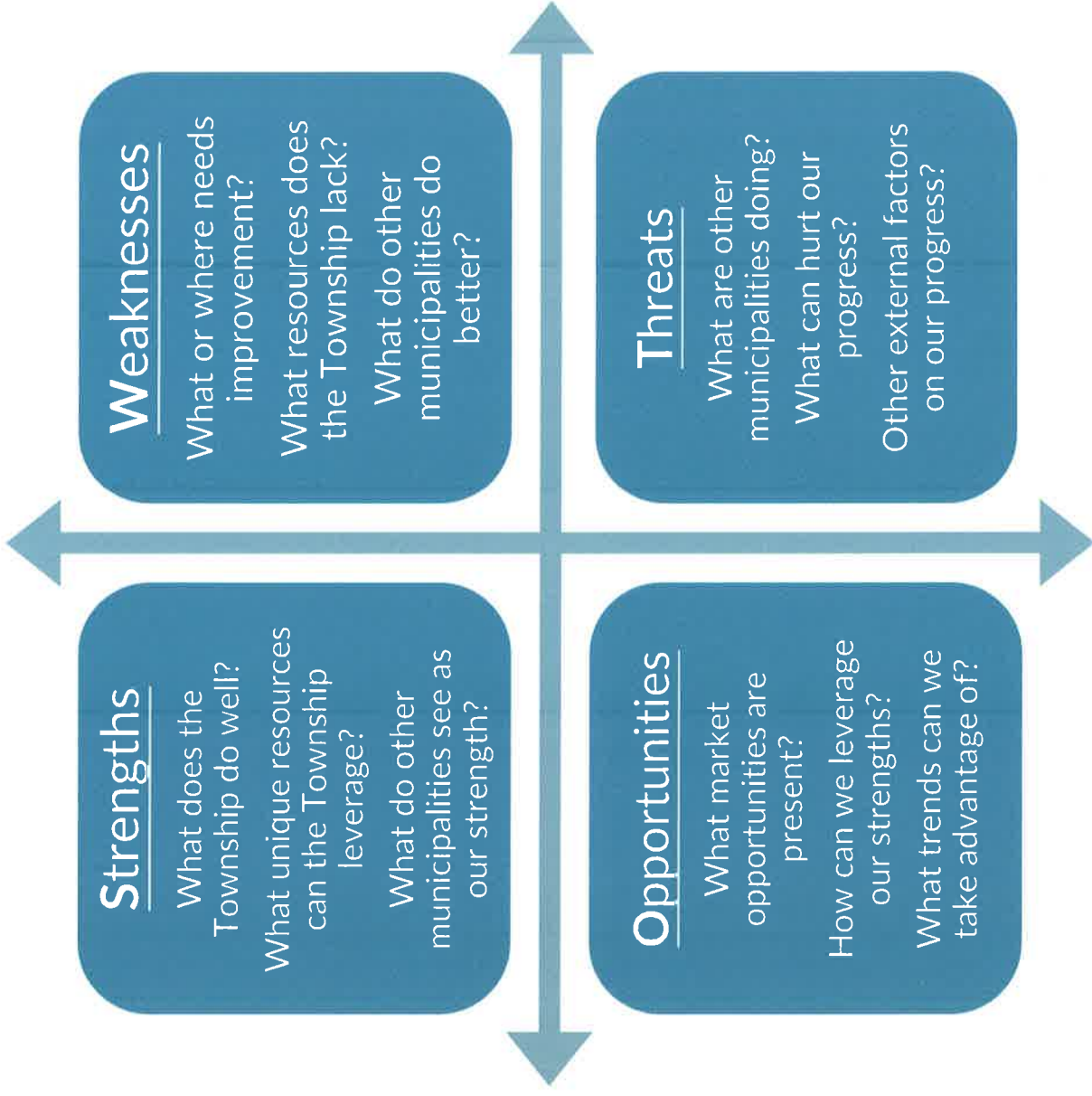
Butler County Household Counts, 2



Households

The Township experienced a slight increase in the number of households from 2011 to 2016, with the ACS 5-year estimate changing from 1,916 to 2,102 households, a 9.7% increase. From 2016 to 2021, the household count remained nearly the same, from 2,102 to 2,096. As a whole, Butler County has experienced a steady increase in households from 2011 to 2016 and again from 2016 to 2021 (from 72,258 in 2011 to 78,365 in 2021 – an 8.5% increase during the ten-year period). The continual increase at the County level and not at the Township level may indicate that the major changes in household counts are occurring in other areas of the Butler County outside of Penn Township.

SWOT EXERCISE



STRENGTHS

- ROAD SYSTEM IS HIGH QUALITY
- OUR POLICE
- OUR ZONING ORDINANCE
- STORMWATER AND FLOODPLAIN ORDINANCE
- ACCESSIBILITY TO THE TOWNSHIP AND TO BUTLER, PITTSBURGH, ETC.
- THE AIRPORT
- THE HARCREST PARK, RENFREW PARK
- THE STRONG FARMING COMMUNITY, RURAL FEEL
- QUALITY RESTAURANT AND RECREATION FACILITIES
- GREAT SCHOOL DISTRICT
- NO MERCANTILE TAX
- SUCCOP PARK, GOLF COURSES
- LOW REAL ESTATE TAX
- FARMS THAT STILL PRODUCE HAY, CATTLE AND DAIRY
- SAFE COMMUNITY
- STOCKED TROUT STREAM (THORN CREEK), FAIRLY ACCESSIBLE
- SOME PUBLIC SEWER AND WATER
- MOBILE HOME PARK IS REPLACING ABANDONED HOMES (AFFORDABLE)

WEAKNESSES

- **ACCESSIBILITY TO THE TOWNSHIP AND TO BUTLER PITTSBURGH, ETC.**
- **THE AIRPORT**
- **LACK OF A GROCERY STORE**
- **ROUTE 8 CORRIDOR NOT HAVING PUBLIC WATER OF**
- **LACK OF DIVERSIFIED BUSINESSES**
- **LACK OF HOUSING (TYPES, QUANTITY, 55+ HOUSING)**
- **LACK OF PUBLIC TRANSPORTATION**
- **BLIGHT OF BUSINESSES**
- **NONPROFIT OWNED PROPERTIES – NO TAXES**

OPPORTUNITIES

- PLENTY OF VACANT COMMERCIAL AND INDUSTRIAL PA
- MORE RESTAURANTS
- IMPENDING DEVELOPMENT PRESSURES
- AIRPORT HAS A TAX ABATEMENT
- SEVERAL VACANT FARMS – OPPORTUNITIES FOR MORE
- RECREATIONAL OPPORTUNITIES (BIKE/PED TRAILS IN A TO PARKS)
- WATER IS HERE – NEED TO PROACTIVELY UPDATE ZONI ALLOW FOR SOME DEVELOPMENT WITHOUT GETTING O WITH TOO MUCH DEVELOPMENT

THREATS

- **IMPENDING DEVELOPMENT PRESSURES**
- **OVERDEVELOPMENT, OVERCROWDING, TRAFFIC**
- **THE DEVELOPMENT IN MIDDLESEX**
- **NOT MEETING REQUIREMENTS OF THE PROPERTY OWNERS**
- **LACK OF SUPPORT FOR FIRE DEPT AND EMS**
- **LACK OF IMPLEMENTING CHANGES THAT NEED TO BE MADE**
- **UNFORESEEN STATE/FEDERAL REGULATIONS**
- **MS4 COMMUNITY POSSIBILITY**
- **LOW STAFF COUNTS IN ALL DEPARTMENTS (UNDERSTAFFING)**

NEXT STEPS

- Finalize the Trends Report
- Open the Community Survey
 - Launch and analyze the results
- Public Engagement and Outreach
 - Sept 14th Picnic in the Park at S Park
- Stakeholder Interviews
 - Need the final list of Key Stake
- Community Tour – Wednesday at 9am (Staff and Board only)
- Next Steer Meeting – Wednesday 11th at 6:30pm
- Begin Phase 2 – Plan Developr