

Comprehensive Plan

TOWAMENCIN TOWNSHIP

Montgomery County

PUBLIC MEETING #1
January 18, 2024

First 30-45 minutes – Open House
Middle 45 minutes – Presentation
Last 30 minutes – Discussion /
Open House



Meeting Agenda

- Introduction
- Project Team & Experience
- Intro to Comprehensive Plan
- Project Schedule and Scope
- Public Participation
- Planning Approach
- Demographics
- Land Use and Zoning Map
- Questions for Consideration
- Discussion
- Next Steps



Steering Committee (Towamencin Planning Commission)

- Brett H. MacKay, Chairman
- Patricia Younce, Vice Chair
- Douglas Leach
- Joseph Vavra
- Matt Chartrand
- Dr. Edward Buonocore
- Nancy Becker
- Dennis McGeehan
- Michael Main



Project Team

Professional Team

- Peter Simone, RLA, FASLA, Principal
psimone@simonecollins.com
- Pankaj (PJ) Jobanputra, AICP, Project Manager/Planner
pjobanputra@simonecollins.com
- Todd Poole, President, 4Ward Planning
tpoole@landuseimpacts.com
- Tim Adams, Planner
tadams@simonecollins.com

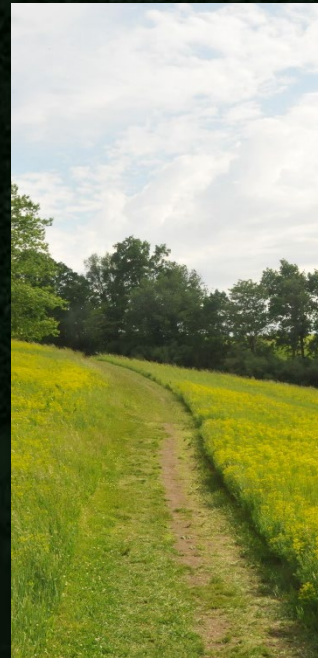
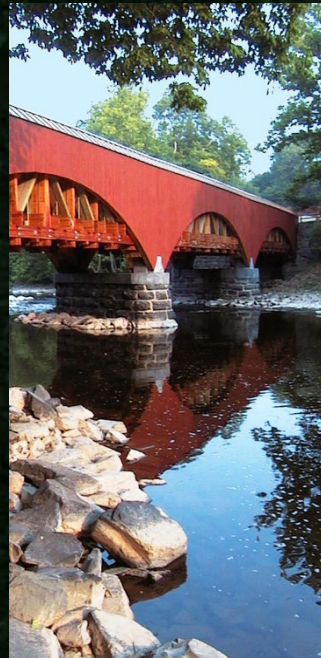
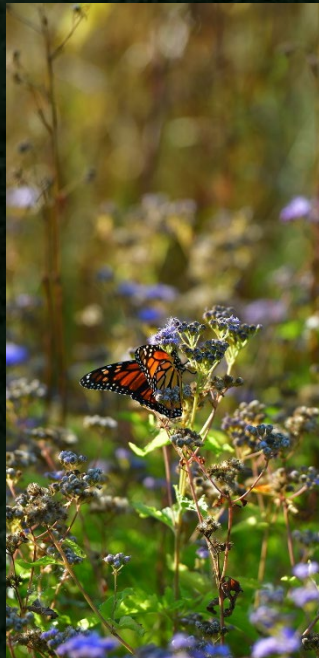
Additional staff also available

- Geoff Creary
 - Towamencin Sidewalk Connectivity Study
- Sarah Leeper
 - Towamencin Park Analysis



Simone Collins Philosophy

Simone Collins Landscape Architecture is a planning and design firm committed to creating an ecologically enduring society.



Conduct
careful research.

Respect
ecological context
and limits of each
site.

Build
on sustainable
practices of the
past.

Employ
new methods
prudently.

Conserve
materials and
energy.

Support
local economies.

Design
biologically &
culturally diverse
communities.

Simone Collins' Experience

- 47 Design Awards – local, state, national
- 33 years in service, Simone Collins founded July 1990
- Principals offer 45 years experience – each
- Experience with communities across PA

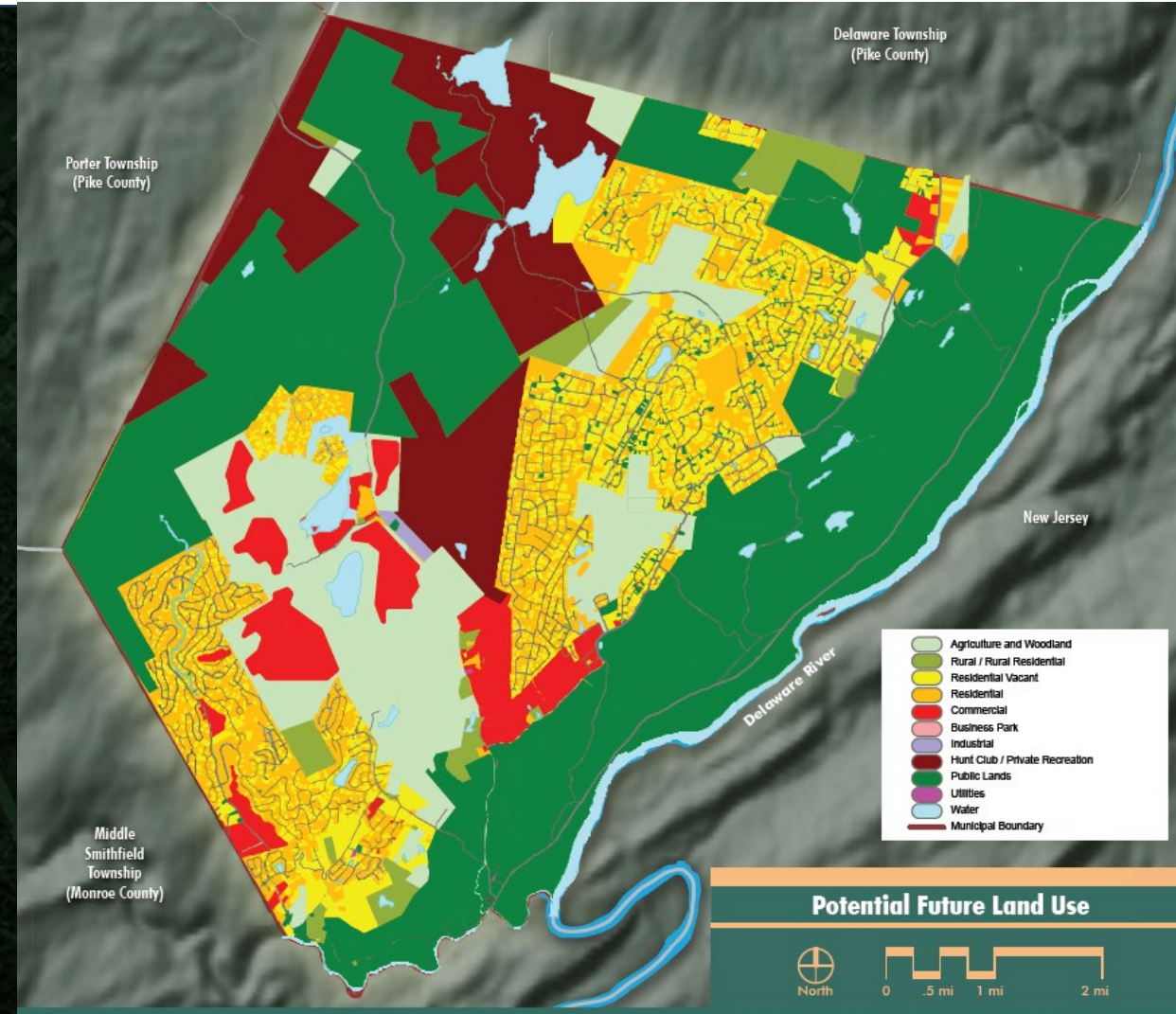
Milford Borough Comprehensive Plan

Milford Borough, Pike County



Lehman Township Comprehensive Plan

Lehman Township, Pike County



West Conshohocken Vision Plan

West Conshohocken Borough, Montgomery County



List of Improvements

Transportation Improvements

- | Page | Location |
|------|---|
| A | New Off-Ramp from I-76 Near Woodmont Road |
| B | Removal of I-76 Off-Ramp at Moorehead Avenue |
| C | Expansion of Crawford Avenue |
| D | New Pedestrian Bridge Over River |
| E | New Pedestrian Bridge at Front and Matsonford |
| F | New On-Ramp to I-476 from GSK Site / Jones Road |

- | Page | Location |
|------|---|
| G | New Ramp Next to Barr Harbor Dr. |
| H | Address Sidewalk Gaps |
| I | Merion Avenue Complete Street |
| J | Improved Alleys |
| K | New Residential Parking Lot at George St. and Merion Ave. |
| L | New Parking / Driveway Between Moorehead Ave. and Matsonford Rd. |
| M | Ford St. as a One-Way Eastbound Between William St. and Front St. |

Proposed Amenities

- | Page | Location |
|------|---|
| N | Playground |
| O | Ballgomingo Trail |
| P | Riverfront Access |
| Q | New Borough Signage / Prominent Matsonford Bridge Sign |
| R | Walking Trail in I-476 Cloverleaf off of Matsonford Rd. / Cloverleaf Signage and Planting |

West Conshohocken Vision Plan

Potential Sites for Redevelopment

- | Page | Location |
|------|---|
| S | Borough Hall |
| T | St. Ger's |
| U | Front Street Redevelopment |
| V | Union Hill Industrial Area |
| W | Ballgomingo Industrial Area / Arader Site |
| X | Landfill Site |
| Y | Ford Street Commercial Overlay |
| Z | Matsonford Rd. and Dehaven Ave. Site |



Components of a Comprehensive Plan

- **Planning Context**
 - Goals and Objectives
 - Demographics
 - Existing Conditions & Analysis
 - Compatibility with Surrounding Municipal Plans
- **Implementation Strategy**
 - Implementation Priorities
 - Action Strategy (short / long term)
 - Potential Funding Sources
- **Recommendations**
 - Future Land Use
 - Housing Plan
 - Transportation Plan
 - Community Facilities Plan
 - Economic Development Plan
 - Open Space & Recreation Plan
 - Protection of Natural and Historic Resources
 - Energy and Resource Conservation Plan

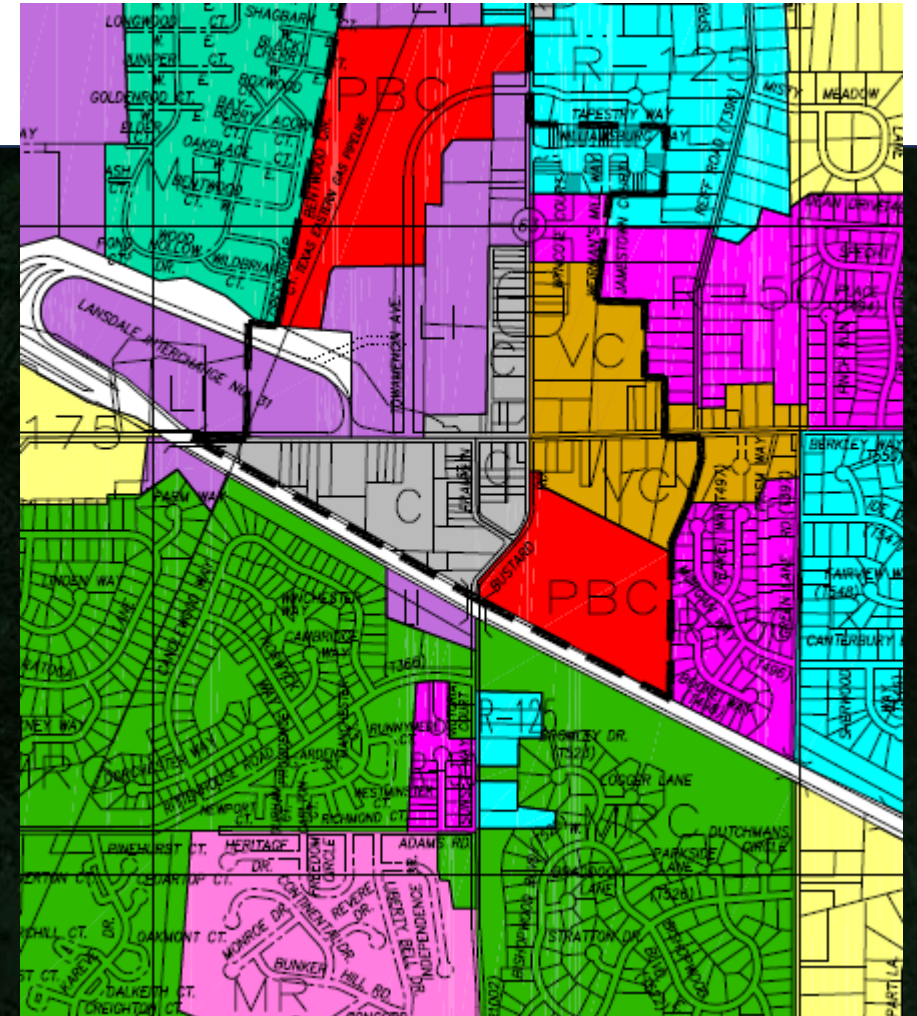


Why Prepare a Comprehensive Plan?

- It's a guide that presents the long-term vision for a community
- Legal/planning basis for changes to Zoning
- Provides a template for future growth and development
- Allows a community be proactive, rather than reactive, to internal changes
- Identifies elements that can shape a community and how these influences can be balanced
- Identifies opportunities for local, regional and statewide partnerships and funding
- Unifies the ideas and commitments of residents, businesses and elected officials as a guide for decision-making
- PA Municipalities Planning Code (MPC) states comprehensive plans shall be reviewed at least every 10 years

What is Zoning?

- **Zoning Ordinance**
 - Uses of land
 - Each municipality **MUST** provide for all uses
 - Size, height & bulk of structures
 - Intensity of uses
 - Protection of natural resources
 - Provide for: Flexibility, Economy and Ingenuity
 - Changes to Zoning via:
 - Text amendments
 - New ordinances
 - Special exceptions or variances (Zoning Hearing Board)
 - Conditional uses must meet certain conditions (Board of Supervisors)



What is SALDO?

- **Subdivision and Land Development Ordinance (SALDO)**
 - Subdivision – Dividing or combining parcels
 - Land Development – Improvement of lots, with 2 or more buildings, and the division of land for streets, common areas, etc. / Subdivision of land / Expansion of a commercial or industrial facility by more than 20%
 - Procedures for development process
 - How to submit land development plans
 - Timing of review, approval or denial
 - Provisions for changes (waivers)
 - Design Standards
 - Width of roads / Landscaping / What must have lighting
 - Architectural design standards (conditional use)



What is an Official Map?

- As permitted by the PA Municipal Planning Code, the Official Map is a combined map and ordinance designed to implement the goals and community vision set forth in the Comprehensive Plan.
- The Official Map shows the locations of planned future public lands and facilities such as **transportation, recreational parks and trails, and open space.**
- The Official Map expresses a municipality's interest in acquiring these lands for public purposes at some future time.

— PENNSYLVANIA. BUILT TO ADVANCE. —



Pennsylvania Municipalities Planning Code

Act of 1968, P.L.805, No.247 as reenacted and amended



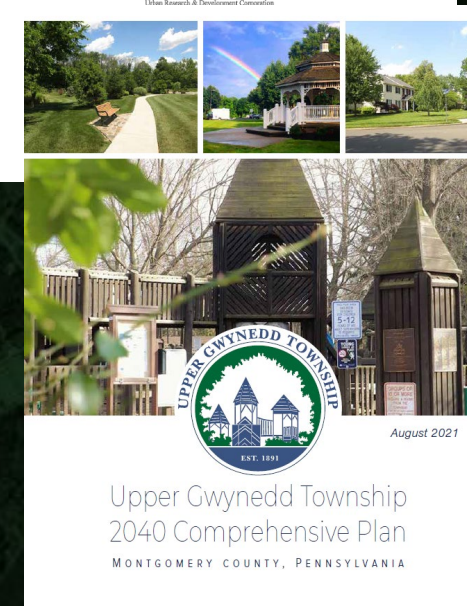
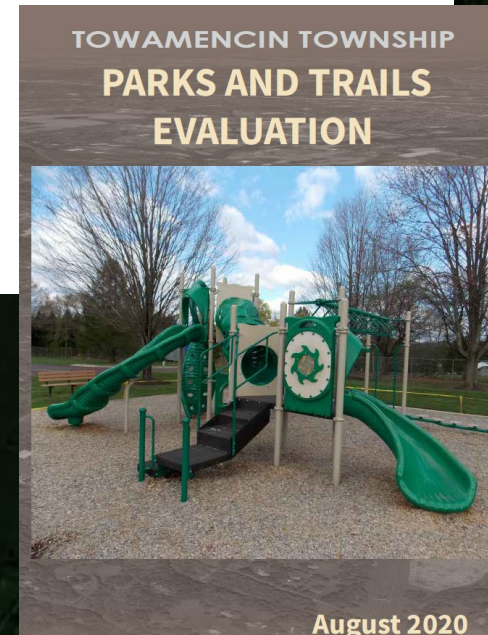
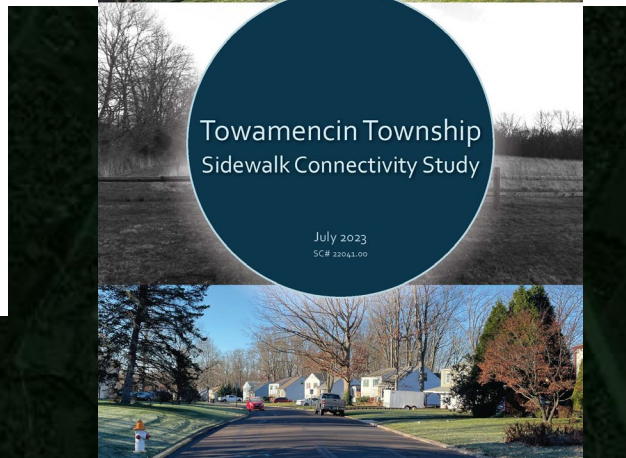
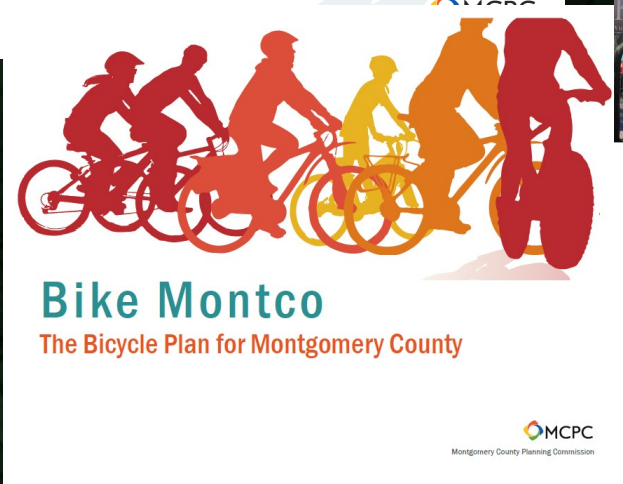
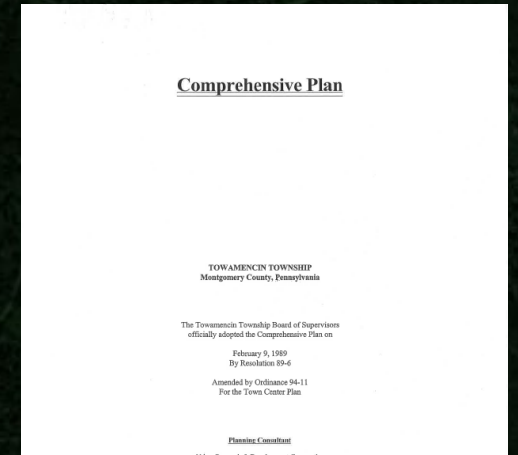
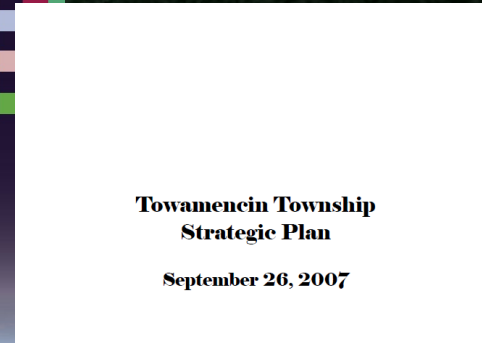
PA pennsylvania
GOVERNOR'S CENTER FOR
LOCAL GOVERNMENT SERVICES

Official Map - Benefits

- Helps to focus limited financial resources on projects that meet and advance community goals.
- Helps to make improvements such as the street network improvements, intersection improvements, protecting natural areas, providing more green space, recreation facilities, trails, and sidewalks.
- Saves time and money by informing property owners and developers of municipal goals and intentions in advance of land development plans.
- Effective negotiation tool for municipalities, helping to ensure development is compatible with and supportive of public goals.
- Gives municipalities advantage in securing grants.



Building on Existing Plans



Project Schedule



	Meeting Title	Meeting Date	Meeting Time
2023	Board of Supervisors Meeting #1 - Plan Goals and Issues	Wednesday, October 25	7PM-9PM
	Planning Commission Meeting #1	Monday, November 6	7PM-9PM
2024	Public Meeting #1 - Open House (2 Sessions)	Thursday, January 18	4PM-6PM, 7PM-9PM
	Planning Commission Meeting #2	Monday, February 5	7PM-9PM
	Open Space and Parks Advisory Committee Meeting	Monday, February 12	7PM-9PM
	Environmental Advisory Committee Meeting	Tuesday, February 13	7PM-9PM
	Public Works Advisory Committee Meeting	Thursday, February 15	7:30AM-9:30AM
	Finance Committee Meeting	Wednesday, February 21	7:30AM-9:30AM
	Focus Group #1 - Institutions	Thursday, March 7	2PM-4PM
	Focus Group #2 - Youth/Students	Tuesday, March 19	6PM-8PM
	Focus Group #3 - Local Businesses	Thursday, March 28	6PM-8PM
	Focus Group #4 - Seniors, Others	Thursday, April 11	2PM-4PM
	Planning Commission Meeting #3	Monday, May 6	7PM-9PM
	Board of Supervisors Meeting #2 - Plan Progress	Wednesday, May 22	7PM-9PM
	Planning Commission Meeting #4	Monday, August 5	7PM-9PM
	Public Meeting #2 - Draft Plan	Thursday, September 26	7PM-9PM
	Planning Commission Meeting #5	Monday, October 7	7PM-9PM
	Board of Supervisors Meeting #3 - Draft Plan Comments	Wednesday, December 11 or Late Dec	7PM-9PM
2025	Planning Commission Meeting #6	Monday, January 6	7PM-9PM
	Public Meeting #3 - Final Plan	Thursday, February 27	7PM-9PM
	Board of Supervisors Meeting #4 - Final Plan Adoption	Wednesday, March 26	7PM-9PM
	Township Staff Meetings	As needed	
	Key Person Interviews (6)	TBD	TBD
	Web Based Survey - write and administer	January 2024 - September 2024	Online

Project Scope

- **Data Collection and Review**
 - Review existing plans and ordinances
 - Site reconnaissance
- **Trends Analysis**
 - Demographics and growth trends
 - Housing analysis
 - Land use trends, areas available for development and desired for preservation
- **Investigation of areas that could be catalysts for change**
 - Towamencin Village core
 - Educational and institutional facilities
 - Large scale institutional and residential communities
 - Shopping centers
 - Sumneytown Pike corridor
 - Wambold Road industrial corridor
 - Public pools and parks
 - Remote “panhandle”
 - Land use effects of Route 309 connector and other transportation improvements
- **Reports, Writing, Data Assembly, Mapping, Graphics**
 - Status reports
 - Narrative for Comprehensive Plan
 - Presentations for meetings
 - Mapping and graphics
 - Executive summary
 - Draft Plan and 2-month review period
 - Final Plan



Public Participation

- Four (4) Board of Supervisors Meetings
- Six (6) Planning Commission Meetings
- Three (3) Public Meetings
- Four (4) Meetings with Township Committees
- Four (4) Focus Groups
- Staff Meetings
- Six (6) Key Person Interviews
- Online Public Opinion Survey
- Meeting with County Planning Commission

Public Opinion Survey

The public opinion survey is a tool to take the pulse of the community. It is not a vote.

Please take the survey and share the information with your family and friends. Remember, this is your plan for your community!



SCAN ME

<https://qrco.de/TowamencinCompPlan>

Public Opinion Survey

- The survey is now live and will be available until August 15, 2024



Towamencin Township Comprehensive Plan Update

This survey will inform the development of the Comprehensive Plan Update for Towamencin Township, in Montgomery County.

The Comprehensive Plan is a proactive tool used to inform and guide municipal zoning and policy decisions consistent with community-wide values and goals.

Obtaining feedback from the community about the current conditions and future aspirations in the Township is vital to the planning process. We would appreciate you taking the time to complete this survey, and it should take only 15 to 20 minutes of your time.

Your responses will be confidential. Responses will not be identified by name. All responses will be compiled together and analyzed as a group. The survey will be available until August 15, 2024. Results of the survey will be posted on the Towamencin Township website.

This survey is conducted by Towamencin Township and Simone Collins Landscape Architecture, consultants to the Township. If you have any questions, please contact Pankaj Jobanputra at pjobanputra@simonecollins.com.

Next

Public Opinion Survey

Towamencin Township Comprehensive Plan Update

TOWAMENCIN TOWNSHIP RESIDENTS

* 5. If you live in Towamencin, how long have you lived in the Township?

- 0 to 5 years
- 6 to 10 years
- 11 to 20 years
- 21 or more years

6. Do you own or rent your place of residence?

- Own
- Rent

7. How long have you lived at your place of residence?

- 0-5 years
- 6 to 10 years
- 11 to 20 years
- 21 to 30 years
- 31 to 40 years
- 41 to 50 years
- 51 or more years

8. If you are a resident of Towamencin Township, which of these influenced your decision to move here? (Please check all that apply.)

- Schools
- Employment opportunity
- Location
- Environment
- Rural feel/Open space
- Balance of taxes/services
- Friends/Family
- Other (please specify)

* 9. If you are a resident of Towamencin Township, what are your long-term plans?

- Live here for the next 5-10 years
- Live here for 10-20 years
- Live here for 20+ years
- Retire in Towamencin Township
- Retire outside of Towamencin Township
- Move after children graduate
- Move if cost of living becomes burdensome
- Unsure

Public Opinion Survey

Towamencin Township Comprehensive Plan Update

ECONOMIC DEVELOPMENT

10. What types of new businesses should Towamencin Township seek to attract? (please check all that apply)

- Apparel and fashion stores
- Specialty food stores / supermarkets
- Home furnishing stores
- Other retail stores
- Restaurants & bars
- Small businesses and offices
- Personal service (hairdressers, dry cleaners, etc.)
- Medical service (doctors, dentists, urgent care, etc.)
- Industrial / manufacturing
- Entertainment (movie theater, bowling, etc.)
- I don't want any new businesses
- Other (please specify)

Towamencin Township Comprehensive Plan Update

HOUSING

13. How important is it that the following types of housing are available in Towamencin Township?

	Very Important	Important	Neutral	Not Important
Housing that is affordable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Luxury housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Market rate housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for first-time home buyers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Owner-occupied housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental housing / apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. Which of the following specific types of housing would you like to see in Towamencin Township?

	Like	Dislike	No Opinion
Two-family duplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New housing for persons over 55 years of age	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Public Opinion Survey

Towamencin Township Comprehensive Plan Update

COMMUNITY / SOCIAL / QUALITY OF LIFE

18. How adequate do you find the following services in the Township? 0

	Very Adequate	Adequate	Neutral	Not Adequate	No Opinion
Police	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
EMS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snow removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Towamencin Township Comprehensive Plan Update

ADDITIONAL COMMENTS

32. What do you like the most about Towamencin Township? 0

33. What do you like the least about Towamencin Township? 0

34. What would you like Towamencin Township to do in order to make it a better place to live and improve the quality of life? 0

35. If you have any additional comments or ideas, please provide them below. 0

36. If you would like to receive information on future meetings and updates for this project, please provide your name and email address below. 0

Name

Email Address

Key Person Interviews

- The SC team will conduct Key Person Interviews over the spring and summer months.
- These interviews are with stakeholders with specific knowledge or concerns about the planning process and conditions in the community.
- Key Person Interviews include will be determined between the project team and the committee, but generally include the Board of Supervisors, Police/Fire/EMS, School District, Local Businesses/Organizations

Planning Approach

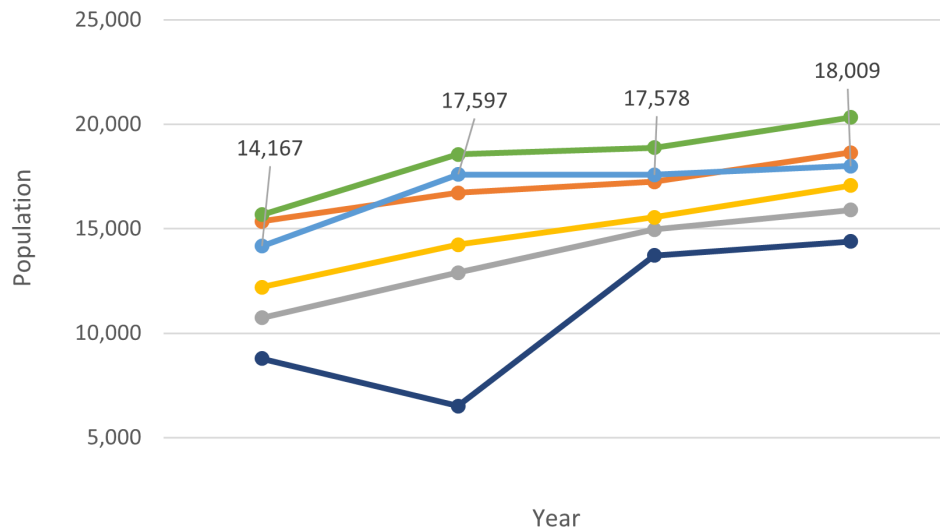
Anticipate for On-going Changes:

- Retail trends
- Increasing work from home patterns
- Office to residential conversions
- Peak hour traffic pattern changes
- Aging in place accommodations
- Planning for changing demographics
- Climate / flooding effects
- Possible uses on undeveloped / underdeveloped parcels
- Modifications to zoning ordinance related to updated uses, size requirements, pervious/impervious coverage and parking standards



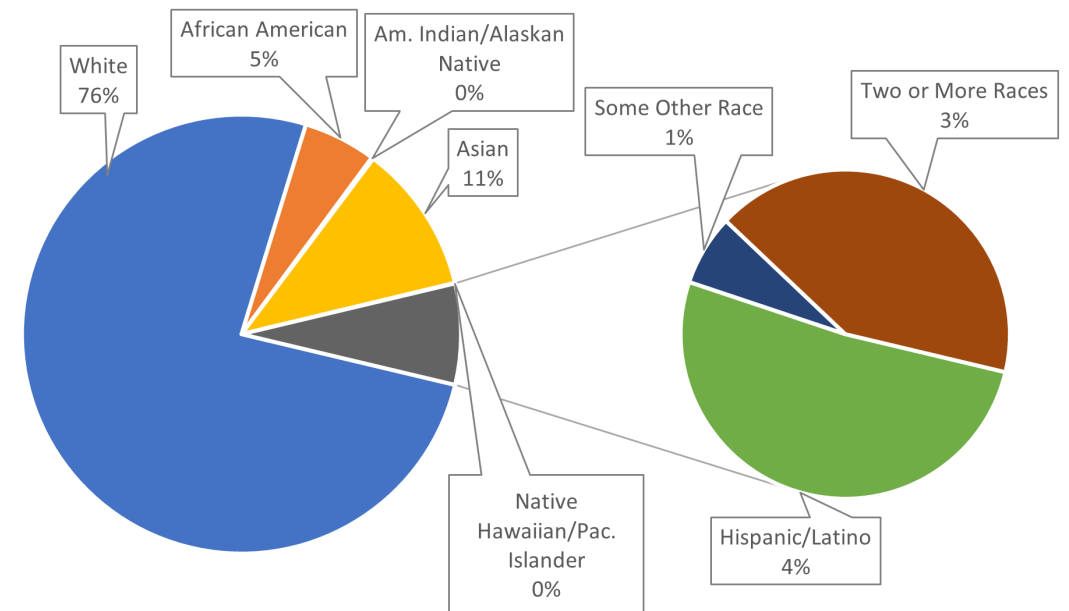
Demographics

Regional Population Comparison, 1990 - 2020



	1990	2000	2010	2020
Hatfield Township	15,357	16,712	17,249	18,640
Lower Salford Township	10,735	12,893	14,959	15,896
Upper Gwynedd Township	12,197	14,243	15,552	17,072
Towamencin Township	14,167	17,597	17,578	18,009
Whitpain Township	15,673	18,562	18,875	20,333
Skippack Township	8,790	6,516	13,715	14,386

Towamencin Racial Composition, 2020



2024 Population Estimate – 18,500

Demographics

In 2015, DVRPC projected Towamencin Township population to increase by approximately 8.8% by 2050.

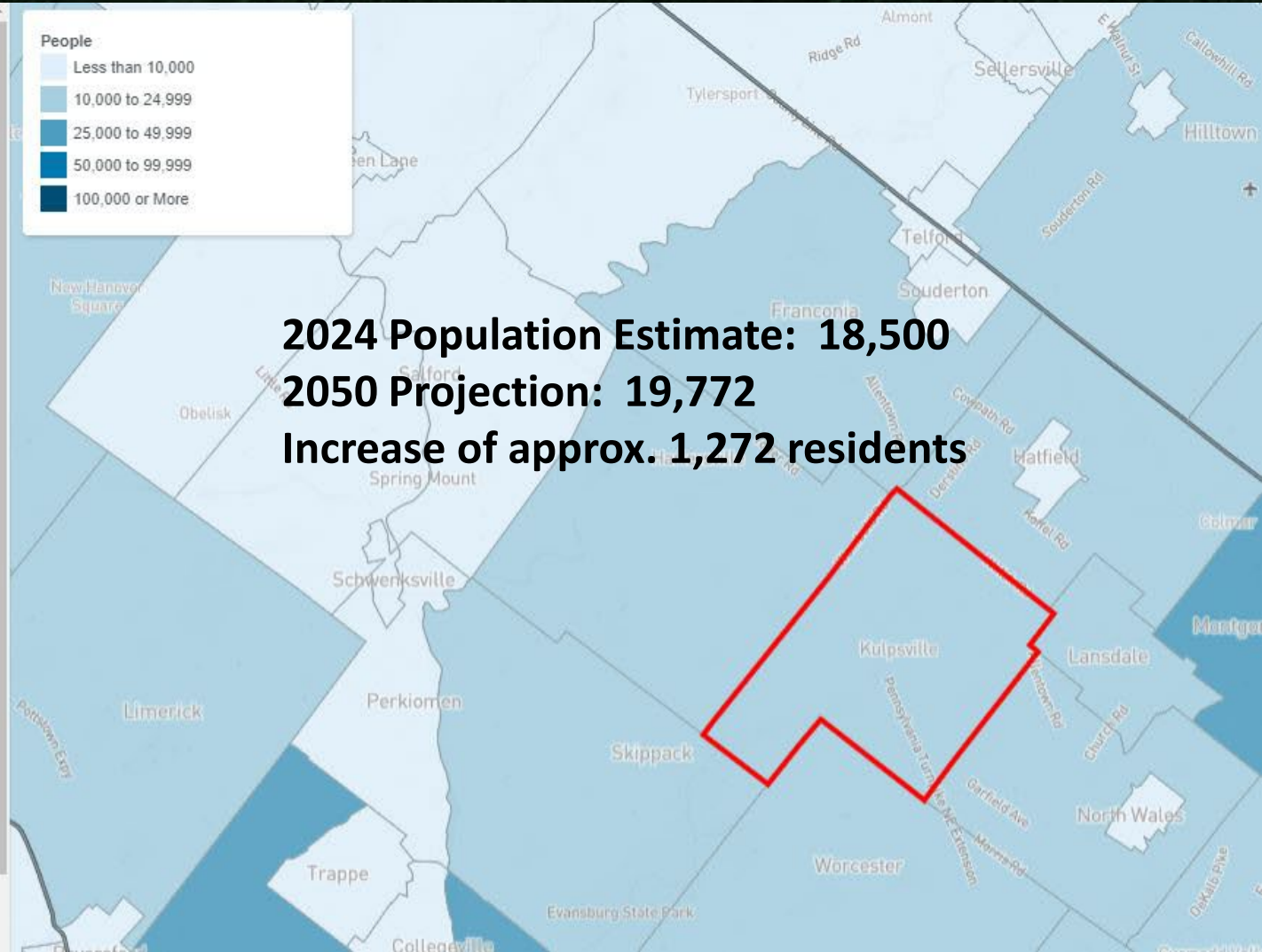
Choose a Map Layer

2050 Population Forecast

Towamencin Township

Montgomery County, PA

- People
- Less than 10,000
 - 10,000 to 24,999
 - 25,000 to 49,999
 - 50,000 to 99,999
 - 100,000 or More



2024 Population Estimate: 18,500
2050 Projection: 19,772
Increase of approx. 1,272 residents

Forecasts (2015-2050)

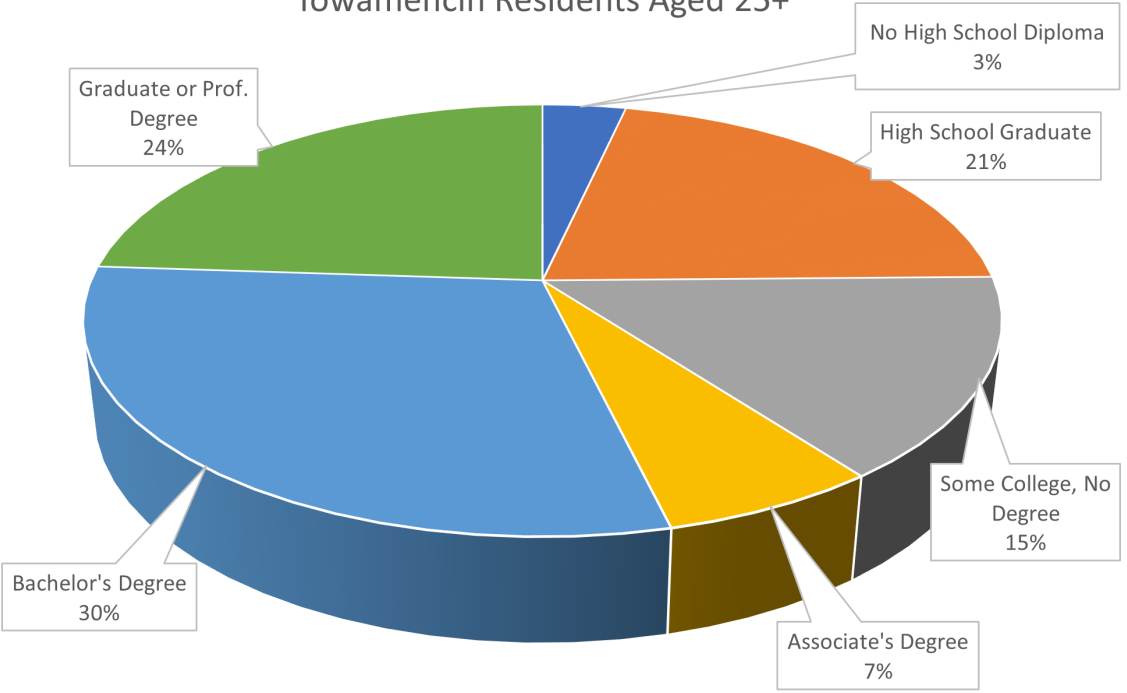
	Population	Employment
Absolute Change	1,601	2,183
Percent Change	8.81%	28.45%
Absolute Change per Square Mile	2,044	1,019

Five-year Increment Forecasts (2015 to 2050)

	Population	Change in Population Absolute (Percentage)	Employment	Change in Employment Absolute (Percentage)
2015	18,171	-	7,673	-
2020	18,446	275 (1.5%)	7,700	27 (0.4%)
2025	18,473	27 (0.1%)	8,983	1,283 (16.7%)
2030	18,726	253 (1.4%)	9,142	159 (1.8%)
2035	19,079	353 (1.9%)	9,331	189 (2.1%)
2040	19,362	283 (1.5%)	9,503	172 (1.8%)
2045	19,554	192 (1.0%)	9,706	203 (2.1%)
2050	19,772	218 (1.1%)	9,856	150 (1.5%)

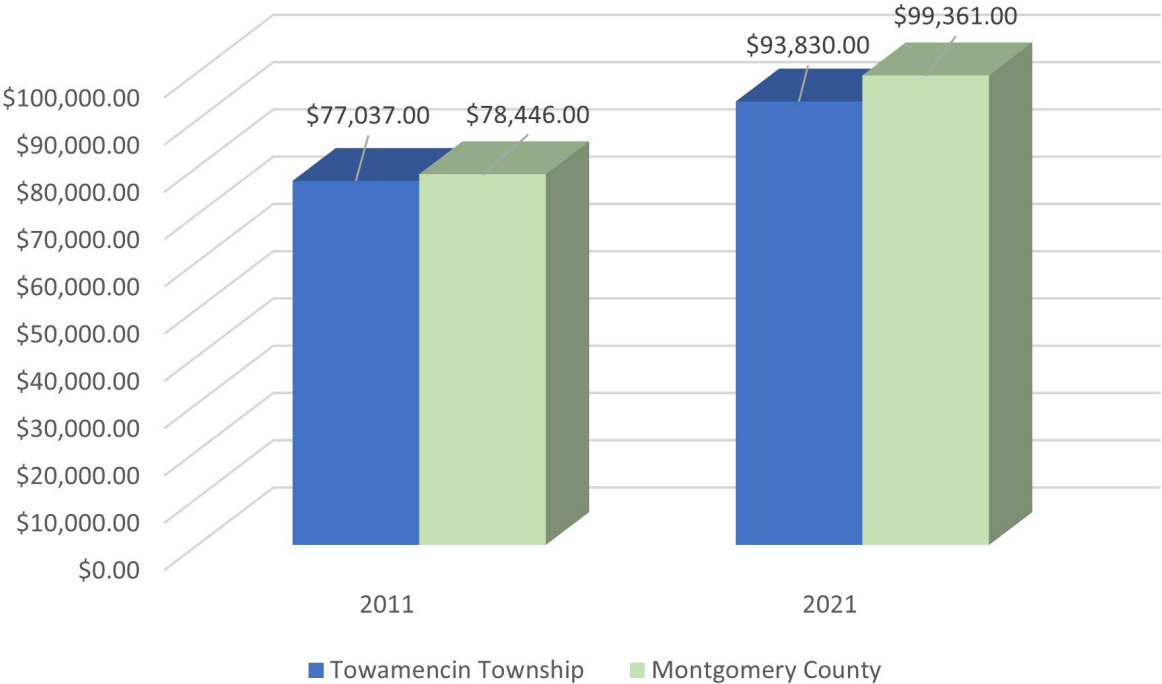
Demographics

Educational Attainment
Towamencin Residents Aged 25+



Nearly a quarter of Towamencin residents have received a graduate or professional degree, while 36% do not have a college degree.

Towamencin Township vs. Montgomery County
Median Household Income, 2011 - 2021



Median household incomes have grown at a similar rate to the County.

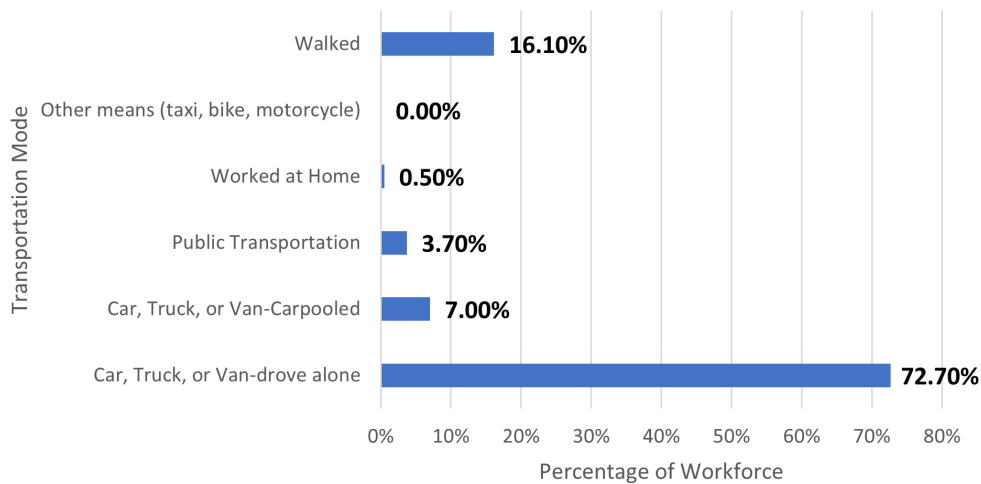
Demographics

While most residents drive alone to work, 16.1% walk to work.

5,709 people commute in to Towamencin, and 488 live and work in the Township.

8,691 Towamencin residents work outside the Township.

Towamencin - Method of Commute, 2021



Inflow/Outflow Counts of All Jobs for Selection Area in 2019












All Workers



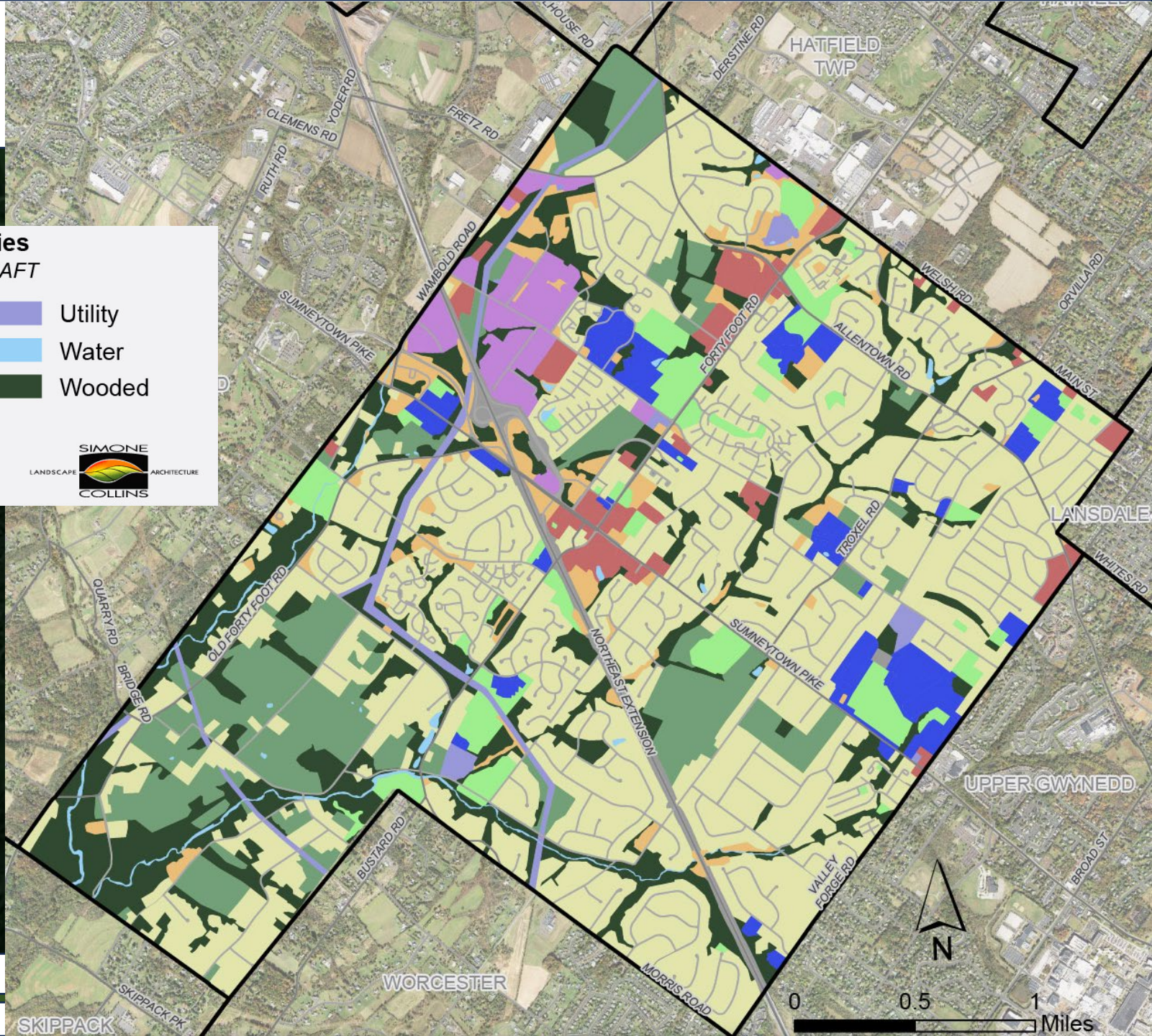
Township Land Use

Towamencin Township Land Use Categories

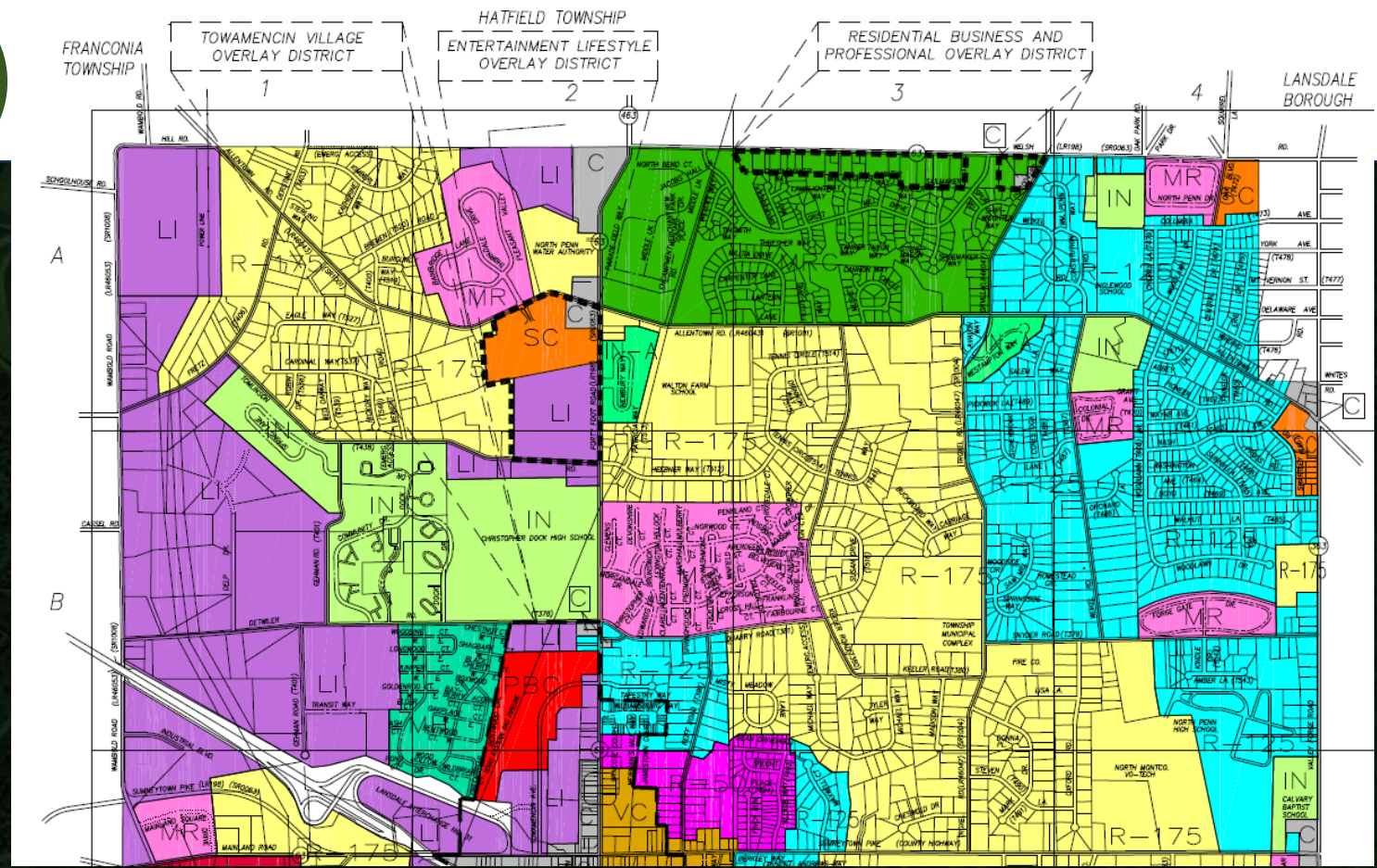
Comprehensive Plan Update - January 18, 2024 - DRAFT

- | | | |
|---|--|--|
|  Agriculture |  Recreation |  Utility |
|  Commercial |  Residential |  Water |
|  Industrial |  Transportation |  Wooded |
|  Institutional |  Undeveloped | |

Source: DVRPC

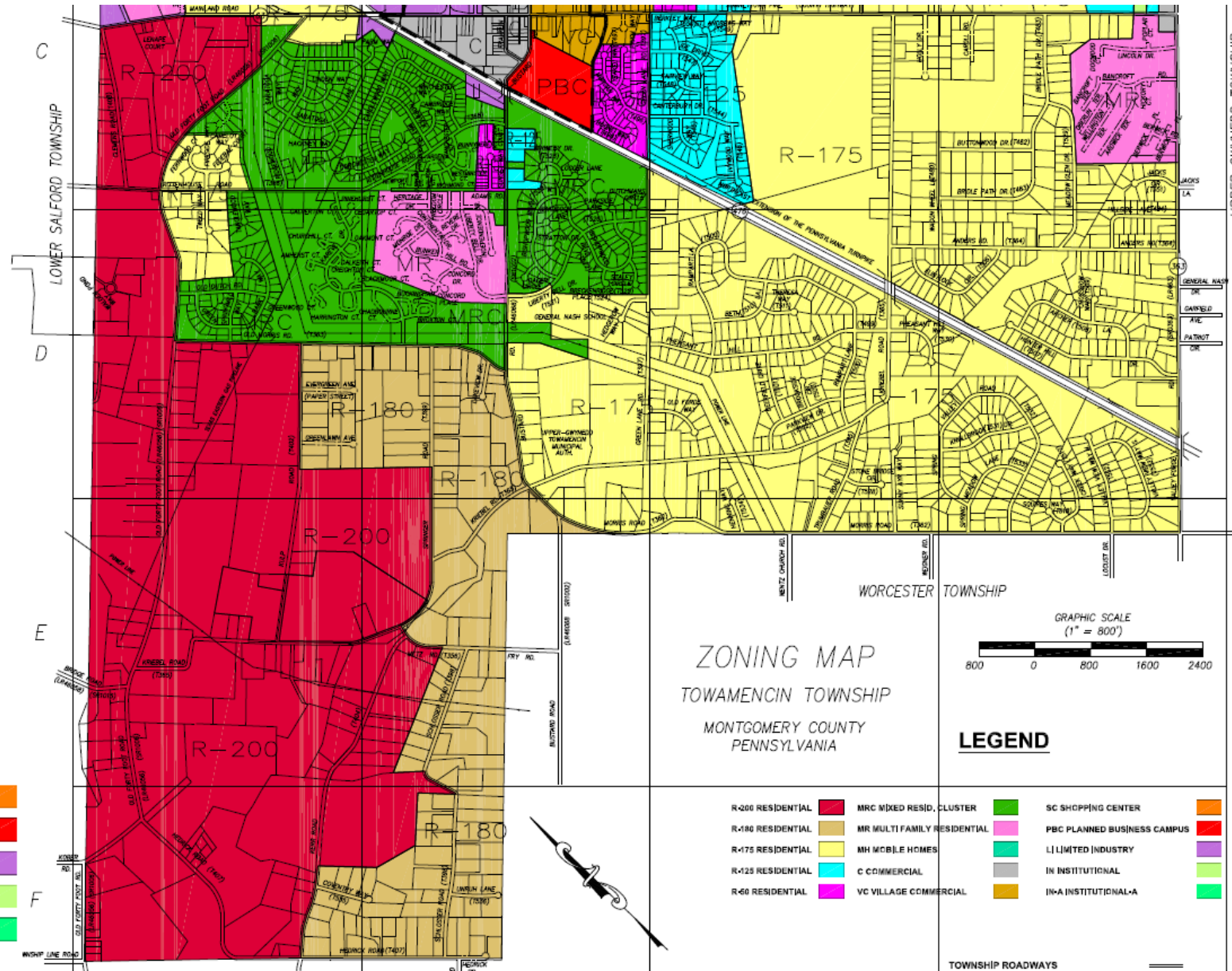


Zoning Map (North)



R-200 RESIDENTIAL		MRC MIXED RESID. CLUSTER		SC SHOPPING CENTER	
R-180 RESIDENTIAL		MR MULTI FAMILY RESIDENTIAL		PBC PLANNED BUSINESS CAMPUS	
R-175 RESIDENTIAL		MH MOBILE HOMES		LI LIMITED INDUSTRY	
R-125 RESIDENTIAL		C COMMERCIAL		IN INSTITUTIONAL	
R-50 RESIDENTIAL		VC VILLAGE COMMERCIAL		IN-A INSTITUTIONAL-A	

Zoning Map (South)



Questions for Consideration

- **Transportation**

- What does the overall Township road system need?
- How will the 309 Connector project affect traffic and circulation around Towamencin Village?
- How can improvements recommended in the Connectivity Study move forward?
- Sumneytown Pike widening?

- **Housing**

- Does the Township seek a variety of residential housing types?
- Is there demand for more age-restricted or age-targeted housing?



Questions for Consideration

- **Land Use**

- What modifications to current zoning would be appropriate?
- Where are the buildable lots or lots suitable for infill?

- **Community Facilities**

- Do the Police and Fire Departments need facility or equipment upgrades?
- What are the expansion plans for the North Penn School District, understanding that there was a “no” vote on the referendum to expand the high school?
- What are some ways to engage new volunteers for the Fire Company?



Questions for Consideration

- **Economic Development**

- What can improvements to businesses in the commercial areas look like?
- Where are the sites where new businesses can be located?
- What are the future plans for the Village Shopping Center?

- **Open Space and Recreation**

- What improvements should happen in existing parks?
- What parcels can we explore for open space preservation?
- What recreational arrangements are in place with the School District and organized sports groups?



Brainstorming Session

GOALS

Goals for the project — Initially broad, then specific

Facts - Approx. 18,000 residents, Lansdale interchange of PA Tpk located here

FACTS

CONCEPTS

Ideas for attaining project goals – Opportunities for improvement

Partners - Groups, Businesses, Institutions to create a partnership with

PARTNERS

Brainstorming Session

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>	<u>PARTNERS</u>
MANAGE FUTURE GROWTH	LANSDALE TURNPIKE INTERCHANGE	CREATE A 'TOWN SQUARE'	MONTGOMERY COUNTY
PROMOTE ECONOMIC DEVELOPMENT	EVANSBURG STATE PARK	BIKE SHARE KIOSKS	NORTH PENN SCHOOL DISTRICT
MAINTAIN QUALITY OF LIFE	REGIONAL HIGHWAY ACCESS	RANGE OF HOUSING OPTIONS	LOCAL BUSINESSES

Next Steps

- Begin to schedule key person interviews and focus groups
- Meet with various Township committees
- Continue data gathering and analysis
- Continue project mapping
- Public Meeting #2 – September 26, 2024

Your concerns, suggestions and goals for the Comprehensive Plan?



Next Steps

Thank you!

	Meeting Title	Meeting Date	Meeting Time
2023	Board of Supervisors Meeting #1 - Plan Goals and Issues	Wednesday, October 25	7PM-9PM
	Planning Commission Meeting #1	Monday, November 6	7PM-9PM
2024	Public Meeting #1 - Open House (2 Sessions)	Thursday, January 18	4PM-6PM, 7PM-9PM
	Planning Commission Meeting #2	Monday, February 5	7PM-9PM
	Open Space and Parks Advisory Committee Meeting	Monday, February 12	7PM-9PM
	Environmental Advisory Committee Meeting	Tuesday, February 13	7PM-9PM
	Public Works Advisory Committee Meeting	Thursday, February 15	7:30AM-9:30AM
	Finance Committee Meeting	Wednesday, February 21	7:30AM-9:30AM
	Focus Group #1 - Institutions	Thursday, March 7	2PM-4PM
	Focus Group #2 - Youth/Students	Tuesday, March 19	6PM-8PM
	Focus Group #3 - Local Businesses	Thursday, March 28	6PM-8PM
	Focus Group #4 - Seniors, Others	Thursday, April 11	2PM-4PM
	Planning Commission Meeting #3	Monday, May 6	7PM-9PM
	Board of Supervisors Meeting #2 - Plan Progress	Wednesday, May 22	7PM-9PM
	Planning Commission Meeting #4	Monday, August 5	7PM-9PM
	Public Meeting #2 - Draft Plan	Thursday, September 26	7PM-9PM
	Planning Commission Meeting #5	Monday, October 7	7PM-9PM
	Board of Supervisors Meeting #3 - Draft Plan Comments	Wednesday, December 11 or Late Dec	7PM-9PM
2025	Planning Commission Meeting #6	Monday, January 6	7PM-9PM
	Public Meeting #3 - Final Plan	Thursday, February 27	7PM-9PM
	Board of Supervisors Meeting #4 - Final Plan Adoption	Wednesday, March 26	7PM-9PM
	Township Staff Meetings	As needed	
	Key Person Interviews (6)	TBD	TBD
	Web Based Survey - write and administer	January 2024 - September 2024	Online