

Comprehensive Plan TOWAMENCINTOWNSHIP

Montgomery County

PUBLIC MEETING #3
MAY 27, 2025



Meeting Agenda

- Introduction
- Project Schedule
- Planning 101
- Recommendations & Priorities
- Next Steps



Steering Committee (Towamencin Planning Commission)

- Brett H. MacKay, Chairman
- Patricia Younce, Vice Chair
- Joseph Vavra
- Dr. Edward Buonocore
- Nancy Becker
- Dennis McGeehan
- Michael Main
- Richard Marino
- Robert Craig Brown



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



Project Schedule

- Five (5) Board of Supervisor 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 Survey
- Meeting with County Planning Commission



	Meeting Title	Meeting Date	Meeting Time	Type
2023	Board of Supervisors Meeting #1 - Plan Goals and Issues	Wednesday, October 25	7PM-9PM	In-person
	Planning Commission Meeting #1	Monday, November 6	7PM-9PM	In-person
2024	Public Meeting #1 - Open House (2 Sessions)	Thursday, January 18	4PM-6PM, 7PM-9PM	In-person
	Planning Commission Meeting #2	Monday, February 5	7PM-9PM	In-person
	Open Space and Parks Advisory Committee Meeting	Monday, February 12	7PM-9PM	In-person
	Environmental Advisory Committee Meeting	Tuesday, February 13	7PM-9PM	In-person
	Public Works Advisory Committee Meeting	Thursday, February 15	7:30AM-9:30AM	In-person
	Finance Committee Meeting	Wednesday, February 21	7:30AM-9:30AM	In-person
	Board of Supervisors Meeting #2 - Plan Progress	Wednesday, May 22	7PM-9PM	In-person
	Planning Commission Meeting #3	Monday, June 3	7PM-9PM	In-person
	Focus Group #1 - Recreation and Community Facilities	Summer 2024	1PM-230PM	Virtual
	Focus Group #2 - Youth/Students	Summer 2024	1PM-230PM	Virtual
	Focus Group #3 - Local Businesses	Summer 2024	1PM-230PM	Virtual
	Focus Group #4 - Seniors, Others	Summer 2024	1PM-230PM	Virtual or In-person
	Planning Commission Meeting #4	Monday, August 5	7PM-9PM	In-person
	Board of Supervisors Meeting #3 - Prelim Recommendations Rev.	Wednesday, Nov 13	7:00 PM	in person
	Public Meeting #2 - Draft Plan	Thursday, November 21	7PM-9PM	In-person
	Planning Commission Meeting #5	Monday, December 2	7PM-9PM	In-person
	Planning Commission Meeting #6	Monday, March 3	7PM-9PM	In-person
	Board of Supervisors Meeting #4 - Draft Plan Comments	Wednesday, March 26	7PM-9PM	In-person
	Public Meeting #3 - Final Plan	Tuesday, May 27	7PM-9PM	In-person
	Board of Supervisors Meeting #5 - Final Plan Adoption	TBD	7PM-9PM	In-person
2025	Township Staff Meetings	As needed		Virtual
	Key Person Interviews (6)	TBD	TBD	Virtual
	Web Based Survey - write and administer	January 2024 - September 2024	Online	Online

Planning 101

Towamencin Comprehensive Plan Update

MORGAN LOG HOUSE
— 1695 —
LISTED IN THE NATIONAL REGISTER
OF HISTORICAL PLACES

Components of a Comprehensive Plan

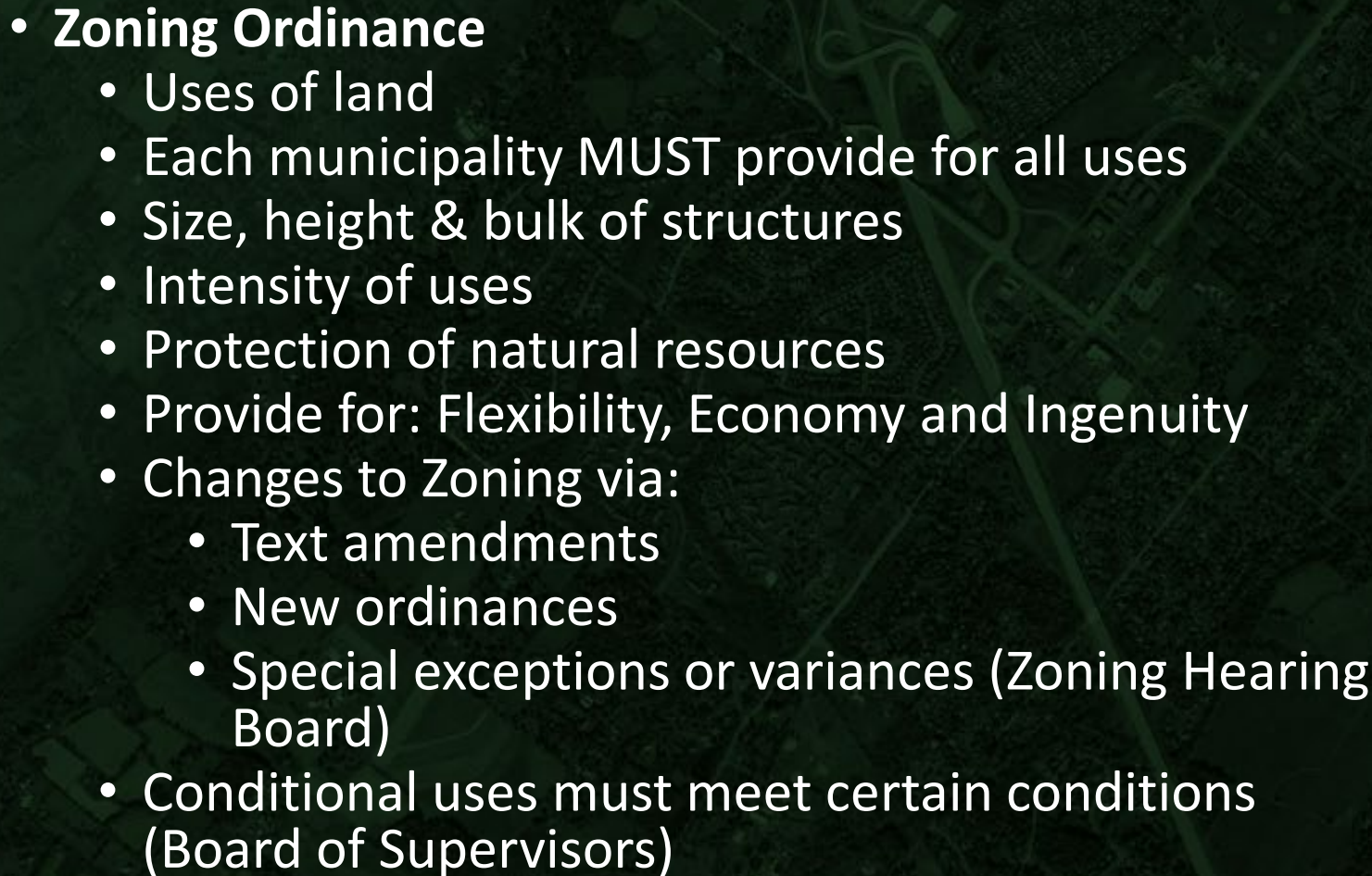
- **Planning Context**
 - Goals and Objectives
 - Demographics
 - Existing Conditions & Analysis
 - Compatibility with Surrounding Municipal Plans
- **Implementation Strategy**
 - Implementation Priorities
 - Action Strategy (short / long term)
 - Potential Funding Sources
- **Recommendations**
 - Future 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

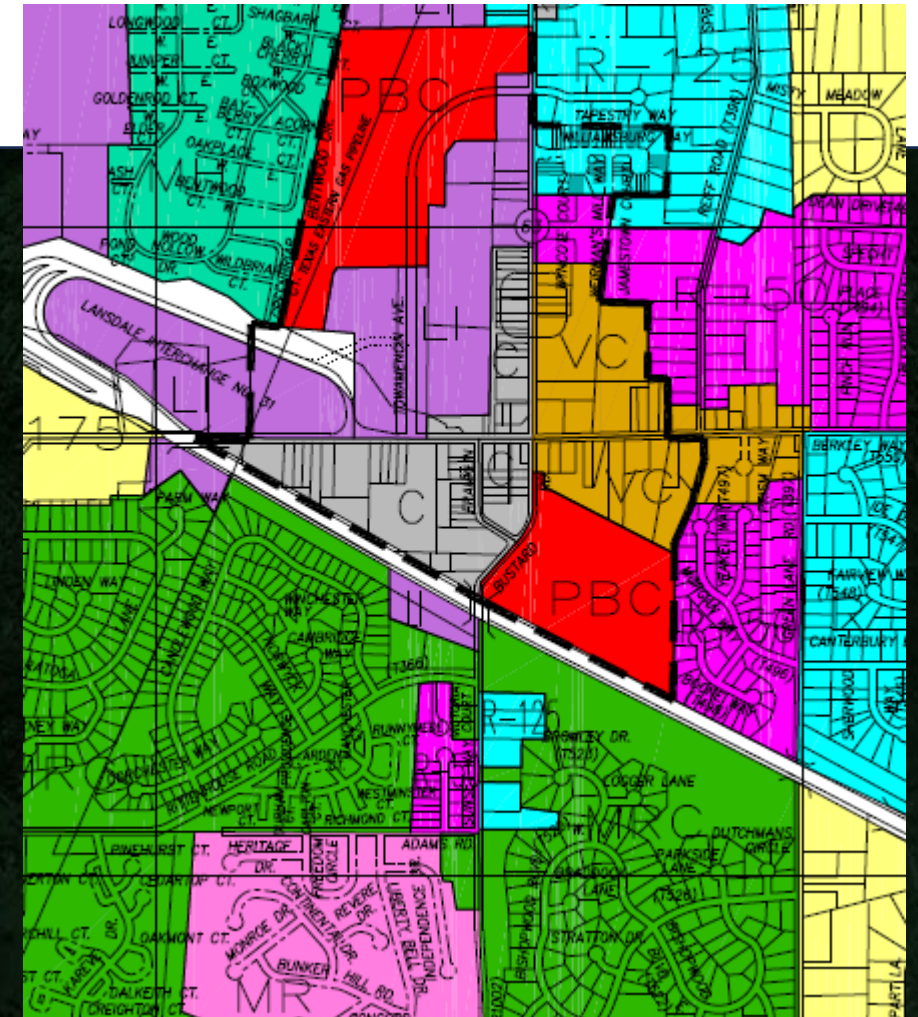


Why Prepare a Comprehensive Plan?

- 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?

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- **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.



Recommendations & Priorities: Short-Term (Begin in a 1-3 Year Timeframe)

Towamencin Comprehensive Plan Update

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OF HISTORICAL PLACES

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
S-1		Adopt an Official Map	High	Planning Commission / Board of Supervisors / Consultants	Township	Low
S-2	Trans.	Systematically and annually seek funding to engineer and implement Connectivity Study Recommendations (on-going over a 20 year time period) to build at least one new connectivity improvement every three (3) years	High	Township Staff / Consultants / Board of Supervisors	DCNR, DCED PennDOT, DVRPC, County, Township	High
S-3	Trans.	Create a strategic partnership with the North Penn School District and private schools to pursue safer connectivity to area schools	High	Township Staff / Consultants / Township Schools	Township	Low
S-4	Serv Del	Continue and enhance information delivery about Township and County services, events and programs (on-going)	Medium	Township Staff	Township	Low
S-5	Housing	Revise zoning ordinance for multifamily housing to require a percentage of Attainable Housing (Workforce Housing) for projects that are 50 dwelling units or more	Medium	Planning Commission / Board of Supervisors/ Consultants	DCED / Township	Low

Most Important

S-1		Adopt an Official Map	High	Planning Commission / Board of Supervisors / Consultants	Township	Low
S-2	Trans.	Systematically and annually seek funding to engineer and implement Connectivity Study Recommendations (on-going over a 20 year time period) to build at least one new connectivity improvement every three (3) years	High	Township Staff / Consultants / Board of Supervisors	DCNR, DCED PennDOT, DVRPC, County, Township	High

S-4	Serv Del	Continue and enhance information delivery about Township and County services, events and programs (on-going)	Medium	Township Staff	Township	Low

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
S-6	Housing	Revise Zoning to Expand Housing Types such as stacked townhomes and accessory dwelling uses	Low	Planning Commission / Board of Supervisors/ Consultants	DCED / Township	Low
S-7	Econ Dev	Work with property owners and developers to encourage the development of Towamencin Village	High	Planning Commission / Board of Supervisors/ Consultants	Township	Low
S-8	Econ Dev	Seek out developers to improve / redevelop vacant or underutilized commercial and light industrial sites	Medium	Township Staff/ Consultants	Township	Low
S-9	Serv Del	Encourage and support existing local businesses by visiting them semiannually to understand challenges and concerns and how the Township may assist them	Low	Township Staff	Township	Low
S-10	Econ Dev	Move Township Branding and Gateway Initiatives forward using art fees from Village development to create greater visibility for Towamencin	Low	Township Staff / Consultants	Township	Low

Most Important

S-7	Econ Dev	Work with property owners and developers to encourage the development of Towamencin Village	High	Planning Commission / Board of Supervisors/ Consultants	Township	Low

S-9	Serv Del	Encourage and support existing local businesses by visiting them semiannually to understand challenges and concerns and how the Township may assist them	Low	Township Staff	Township	Low
S-10	Econ Dev	Move Township Branding and Gateway Initiatives forward using art fees from Village development to create greater visibility for Towamencin	Low	Township Staff / Consultants	Township	Low

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
S-11	Zoning	Create Conservation Zoning Districts in the R-200 and R-175 Zoning Districts to encourage or mandate more sustainable development and open space preservation	High	Planning Commission / Board of Supervisors/ Consultants	DCED / Township	LOW
S-12	Park/OS	Systematically and annually seek funding to engineer and implement Parks and Open Space Study Recommendations (on-going over a 20 year time period) so that a significant facility improvement is built every second or third year	High	Township Staff / Consultants / Board of Supervisors	DCNR, DCED, County, NFWF, Township	High
S-13	Parks/OS	Work with Skippack Creek Watershed Alliance members to encourage DCNR to create a new master plan for Evansburg State park to improve access to the park and create improved facilities for area residents	High	Township /Skippack Creek Watershed Alliance members	DCNR	Low
S-14	Parks/OS	Expand the role of the Special Events Coordinator to expand Township Recreational Programming for all age groups	Low	Township Staff	Township	Low
S-15	Parks/OS	Continue to work with the YMCA on Township summer camps	Medium	Township Staff	NA	Low
S-16	Parks/OS	Explore collaboration with YMCA to provide recreational programming for the Township	Low	Township Staff	NA	Low

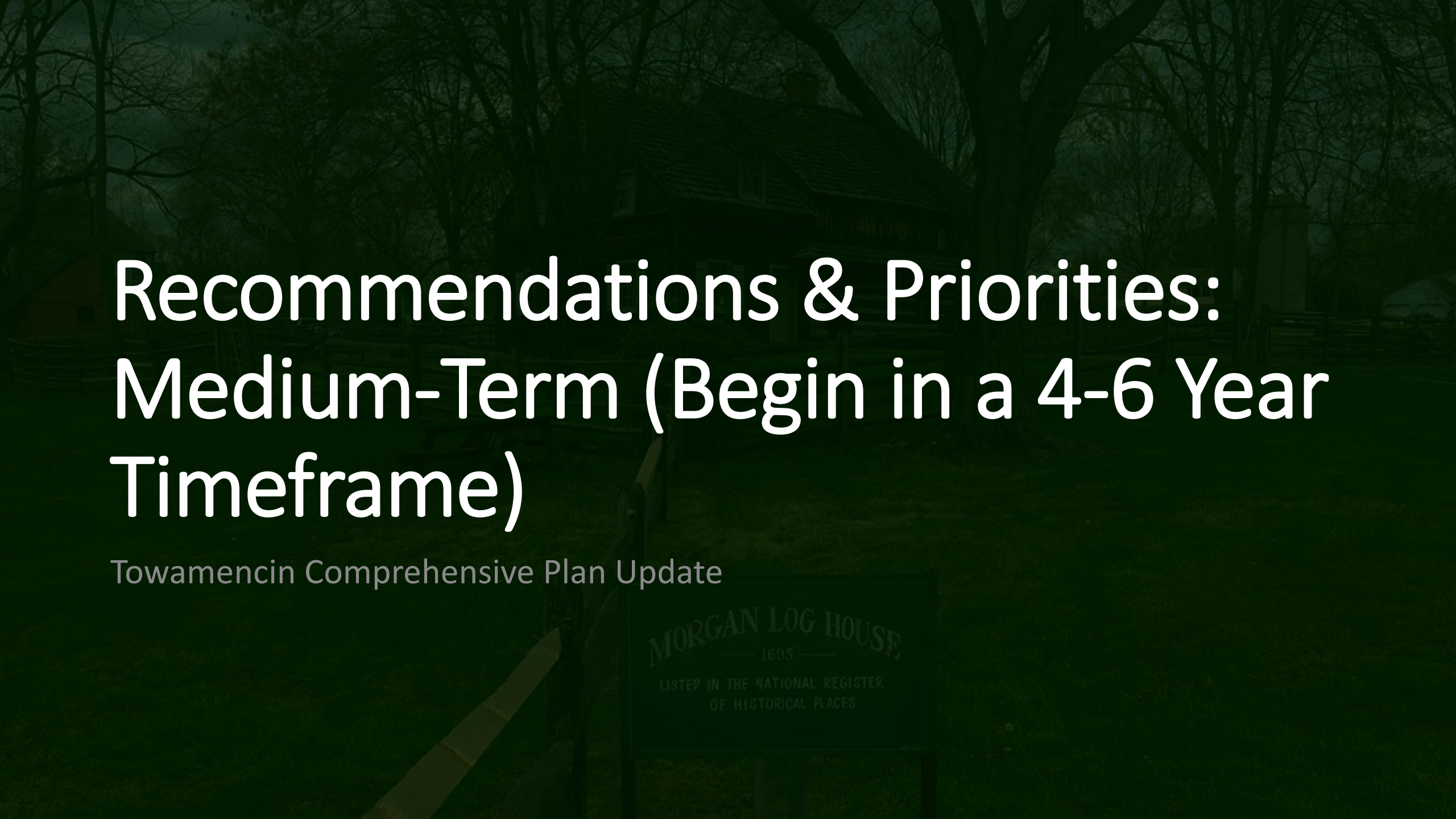
Most Important

S-11	Zoning	Create Conservation Zoning Districts in the R-200 and R-175 Zoning Districts to encourage or mandate more sustainable development and open space preservation	High	Planning Commission / Board of Supervisors/ Consultants	DCED / Township	LOW
S-12	Park/OS	Systematically and annually seek funding to engineer and implement Parks and Open Space Study Recommendations (on-going over a 20 year time period) so that a significant facility improvement is built every second or third year	High	Township Staff / Consultants / Board of Supervisors	DCNR, DCED, County, NFWF, Township	High
S-13	Parks/OS	Work with Skippack Creek Watershed Alliance members to encourage DCNR to create a new master plan for Evansburg State park to improve access to the park and create improved facilities for area residents	High	Township /Skippack Creek Watershed Alliance members	DCNR	Low

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
S-17	Serv Del	Continue to support local fire companies with funding and volunteer incentives	High	Board of Supervisors	Township	Medium
S-18	Serv Del	Fund and build a new salt shed for Township Public Works at the Green Lane / Sewer Authority location	Medium	Township	Township / LSA	High
S-19	Parks/OS	Seek to strengthen natural recourse protection ordinances while working with the Township Environmental Advisory Committee (EAC) on resident education	Low	Township Staff / EAC	DCED, Township	Low
S-20	Parks/OS	Create an aggressive street tree planting program with annual goals (on-going)	High	Park and Rec Board / EAC	DCNR, County, LSA	Medium
S-21	Zoning	Reduce parking requirement for multi-family housing units and explore options for reducing parking requirements for all uses.	High	Planning Commission / Board of Supervisors	NA	NA
S-22	Trans.	Prioritize pedestrian safety around key destinations, such as the Village Center, Township parks, schools, major shopping facilities and places of worship	Medium	Township / County / PennDOT	PennDOT Multimodal, DCED Multimodal, TASA	High

Most Important

S-22	Trans.	Prioritize pedestrian safety around key destinations, such as the Village Center, Township parks, schools, major shopping facilities and places of worship	Medium	Township / County / PennDOT	PennDOT Multimodal, DCED Multimodal, TASA	High
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Recommendations & Priorities: Medium-Term (Begin in a 4-6 Year Timeframe)

Towamencin Comprehensive Plan Update

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
M-1	Trans.	Complete Necessary Studies to determine need and feasibility for Sumneytown Pike Widening (3 or 4 lane cross options) in cooperation with Upper Gwynedd Township	Medium	Township / Upper Gwynedd Township/ County / PennDOT	PennDOT Multimodal, DCED Multimodal, County	Medium
M-2	Housing	Revise Zoning to Allow Accessory Dwelling units in the R-200 and R-175 Residential Zoning Districts	Medium	Planning Commission / Board of Supervisors / Consultants	Township	Low
M-3	Serv Del	Update and publicize the Township Strategic Plan semi-annually (ongoing)	Medium	Township Staff / Board of Supervisors	NA	Low
M-4	Econ Dev	Collaborate with the County, vocational schools to encourage participation and raise awareness of workforce development programs. Work with the North Montgomery Technical School and partner townships to find needed classroom space	Low	Township Staff	NA	Low
M-5	Zoning	Revise zoning ordinances to include new use definitions	Medium	Township Staff / Planning Commission / Consultants	DCED / Township	Low

Most Important

M-2	Housing	Revise Zoning to Allow Accessory Dwelling units in the R-200 and R-175 Residential Zoning Districts	Medium	Planning Commission / Board of Supervisors / Consultants	Township	Low

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
M-6	Park/OS	Continue and expand formal and informal collaboration with municipal neighbors to share recreation programs, resources and facilities	Medium	Township Staff	Township	Low
M-7	Parks / OS	Seek funding to engineer and build Veterans Park	Medium	Veterans Committee / Township Staff / Consultants / Board of Supervisors	DCNR, DCED, County	High
M-8	Park/OS	Work with existing farm owners to preserve agricultural uses in the Township (on-going)	Medium	Board of Supervisors	County / LSA	High
M-9	Serv Del	Work with VMSC to find a new facility centrally located in the Township	Medium	Township Staff / Private Developers	Township	Low
M-10	Parks/OS	Create a 10-year plan to increase Township tree canopy cover	High	Parks and Open Space Board / EAC	DCNR / County / Township	Medium

Most Important

M-6	Park/OS	Continue and expand formal and informal collaboration with municipal neighbors to share recreation programs, resources and facilities	Medium	Township Staff	Township	Low

M-8	Park/OS	Work with existing farm owners to preserve agricultural uses in the Township (on-going)	Medium	Board of Supervisors	County / LSA	High
M-9	Serv Del	Work with VMSC to find a new facility centrally located in the Township	Medium	Township Staff / Private Developers	Township	Low

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
M-11	Parks/OS	Prioritize stormwater management improvements in Township parks and other Township lands	Medium	EAC / Township Staff	DCNR / DCED	High
M-12	Land Use	Support the preservation of historic resources through education, supportive ordinances and Township acquisition of historic buildings / sites	High	Planning Commission / Board of Supervisors	PHMC / DCED / DCNR/ County	High

Recommendations & Priorities: Long-Term (Begin in a 7-10 Year Timeframe)

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#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
L-1	Zoning	Revise Zoning Ordinances to require architectural and site designs that maintain and enhance existing neighborhood character	Low	Township Staff / Planning Commission / Consultants	DCED / Township	Low
L-2	Zoning	Create density bonuses and other incentives for LEED qualifying energy conservation development	High	Township Staff / Planning Commission / Consultants	DCED / Township	Low
L-3	Park/OS	Collaborate with local Land Conservancies on open space preservation initiatives	Medium	Board of Supervisors / Township Staff	NA	Low
L-4	Park/OS	Consider a bond issue to fund Open Space preservation	Low	Board of Supervisors	NA	High

Most Important

L-1	Zoning	Revise Zoning Ordinances to require architectural and site designs that maintain and enhance existing neighborhood character	Low	Township Staff / Planning Commission / Consultants	DCED / Township	Low

L-3	Park/OS	Collaborate with local Land Conservancies on open space preservation initiatives	Medium	Board of Supervisors / Township Staff	NA	Low
L-4	Park/OS	Consider a bond issue to fund Open Space preservation	Low	Board of Supervisors	NA	High

#	Cat.	Recommendation	Priority	Responsible Entity	Possible Funding Source	Costs: Low: <\$50k Medium: <\$250k High: >\$500k
L-5	Park/OS	Work with existing farm owners to preserve agricultural uses in the Township (on-going)	Medium	Board of Supervisors	County / LSA	High
L-6	Serv Del	Complete a feasibility study for developing a regional library	Low	Township and neighboring municipalities	DCED	Medium
L-7	Energy	Promote solar, wind, geothermal energy sources for use throughout the Township	High	EAC / Township Staff	Sustainable Energy Grants	Varies
L-8	Energy	Support Electric Vehicle and Hybrid Vehicle Use - require charging stations of all development projects	High	Board of Supervisors	Sustainable Energy Grants	Varies

Thank you!

Next Steps:

- **Revise report based on public comment and feedback and prepare Final Plan**
- **Board of Supervisors to hold public hearing to adopt Plan**

