

Comprehensive Plan Update

**Planning  
Commission  
Workshop  
III**

SWT Planning Commission

March 8, 2022

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

**swt**

March 8, 2022

swt

## 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				
transportation plan	bike pedestrian	transit	traffic	
community facilities plan	parks recreation	education	emergency response	

March 8, 2022

swt

## AGENDA / PROCESS

mapping + land use plan

modeling: transportation + economic

draft comprehensive plan

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

public comment review

review of “synthesized goals/objectives/implementation”

open comment period. “approval” to post

March 8, 2022

swt

## 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)

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

review of “synthesized goals/objectives/implementation”

March 8, 2022

swt

## Guiding Principles Priorities

GP2

GP3

GP4

GP1

GP5

March 8, 2022

swt

## Comp Plan Priorities

CP1

CP9

CP7

CP4, CP8

CP3

CP5

CP2

CP6

CP10



March 8, 2022

swt

## 2022 GOAL

Identify areas based on existing neighborhood, natural characteristics, and existing physical boundaries to strategically plan for potential growth that is harmonious within the identified area.

CP1, CP3

March 8, 2022

swt

## 2022 GOAL

Plan for future land use, development, and redevelopment to remain within the capacity to install and maintain infrastructure in a fiscally responsible manner.

GP2, CP9, CP1, CP8.

March 8, 2022

swt

## 2022 GOAL: Resource Protection

Optimize the protection, conservation, and preservation of natural, historic, agricultural, and scenic resources.

CP4, GP1

March 8, 2022

swt

## 2022 GOAL: Community Utilities

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

CP8, CP1, GP2

March 8, 2022

swt

## 2022 GOAL: Housing

Provide a variety of housing and neighborhood choices that meet the needs of all generations with consideration of family sizes, abilities, and income levels.

CP6

March 8, 2022

swt

## 2022 GOAL: Transportation

Facilitate the safe and efficient movement of people and goods. Encourage and promote multi-modal transportation choices.

CP3, CP7, GP5

March 8, 2022

swt

## 2022 GOAL: Community Facilities

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

GP3, CP5

March 8, 2022

swt

## 2022 Strategy

Promote Planning, Zoning, and Design techniques to remain within the capacity to install and maintain infrastructure in a fiscally responsible manner.

CP10, GP4



March 8, 2022

swt

## 2022 Strategy

Work with regional agencies and neighboring municipalities to coordinate and share services where feasible.

CP10, GP5

March 8, 2022

swt

## 2022 Strategy

Develop measures and benchmarks for municipal services and utilities to help guide future refinements and expansions to municipal functions.

CP8

March 8, 2022

swt

## 2022 Strategy

Periodically re-examine the Comprehensive plan to identify progress, major problems, significant changes, and areas requiring revision or adjustments for the Comprehensive Plan and/or development regulations of the Township.

New

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

new element

staff review of goals and objectives

board of commissioner comment

public comment

planning commission comment

planning commission prioritization

working groups

2009 comp plan

lvpc

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

planning commission prioritization

open comment on prioritization

additional goals and objectives

implementable actions

new element

repeat above until adjournment

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

Resource protection

planning commission prioritization

staff review of goals and objectives

board of commissioner comment

public comment

planning commission comment

working groups

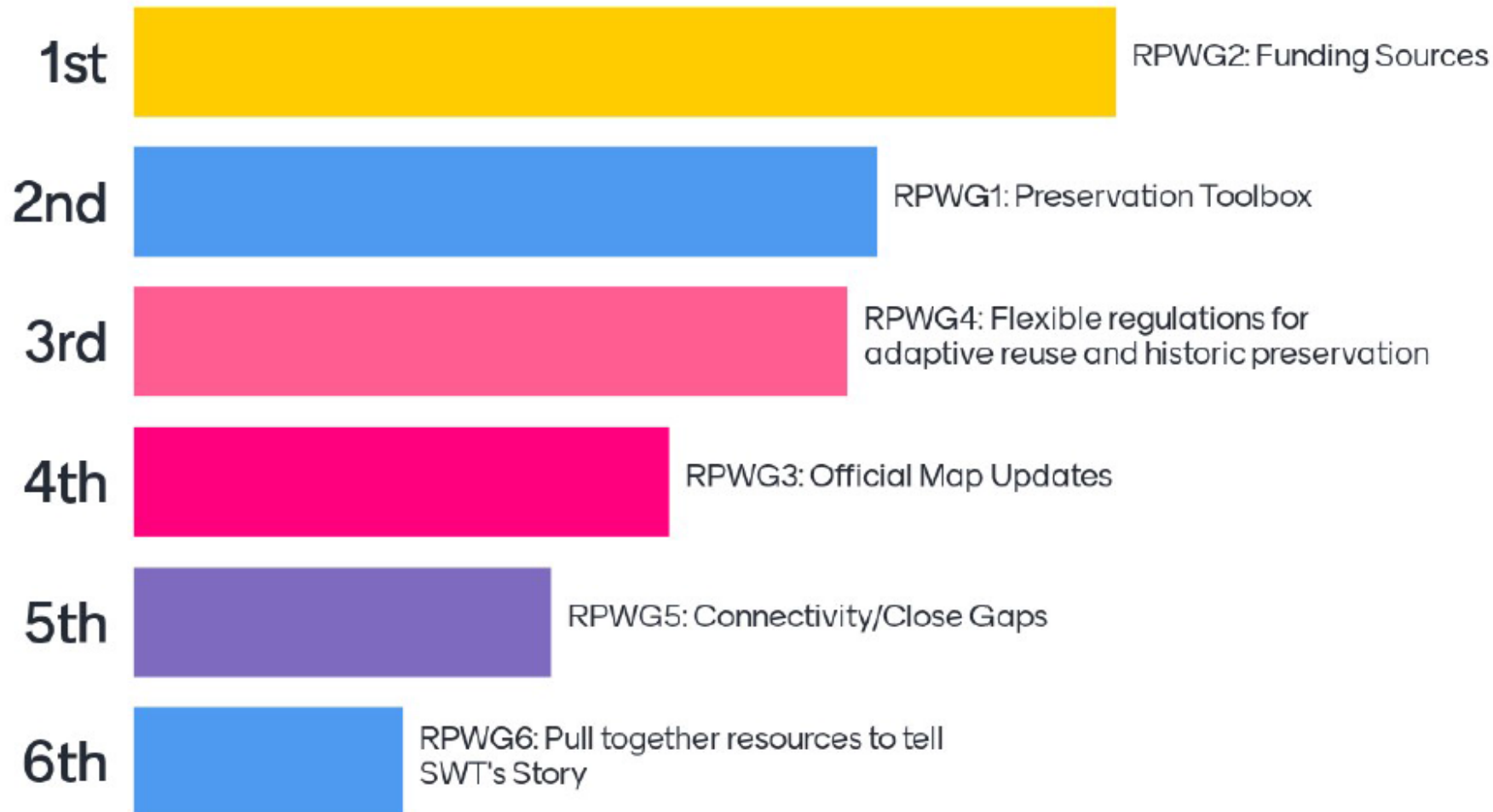
2009 comp plan

lvpc

March 8, 2022

swt

## Resource Protection Working Group Recommendations



March 8, 2022

swt

## 2022 GOAL: Resource Protection

Optimize the protection, conservation, and preservation of natural, historic, agricultural, and scenic resources. (CP4, GP1)

***Identify, prioritize and Preserve resources that are important to the unique characteristics of the Township.***



March 8, 2022

swt

## 2022 Strategies: Resource Protection

*Identify and prioritize* resources that are important to the unique characteristics of the Township.

March 8, 2022

swt

## 2022 Strategies: Resource Protection

Direct development to areas with access to  
infrastructure.

March 8, 2022

swt

## 2022 Strategies: Resource Protection

Utilize protected areas to limit development in hazard prone areas.

March 8, 2022

swt

## 2022 Strategies: Resource Protection

**Protect scenic resources.**

March 8, 2022

swt

## 2022 Implementation: Resource Protection

Funding Sources. (Working Group)

Preservation Toolbox. (Working Group)

Official Map Updates. (Working Group)

Support and invest in regional greenways concept to link the Township's green infrastructure which includes covered bridge park. (NRCPG5, NRCPR2, HRCRP6, RPWG5)

Assess the public's view of farmland preservation and the use of taxpayer money to preserve more farms in South Whitehall Township. (ARCPG3, ARCPR1)

Consider resource protection through purchase of development rights. (ARCPG2)

Cluster development near crossroads villages in exurban and agricultural areas. (ARFLV7)

Incorporate environmentally sensitive transportation technologies. (FutureLV)

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

Resource protection: Agricultural

planning commission prioritization

staff review of goals and objectives

board of commissioner comment

public comment

planning commission comment

working groups

2009 comp plan

lvpc

March 8, 2022

swt

## Ag Resources Comp Plan Goals

1st



ARCPG1: Optimize the protection, conservation and preservation of natural resources, historic sites and farmland in a balanced land use approach.

2nd



ARCPG4: Explore state/county farm preservation programs as they might relate to South Whitehall Township farms.

3rd



ARCPG2: Consider farmland protection through purchase of development rights.

4th

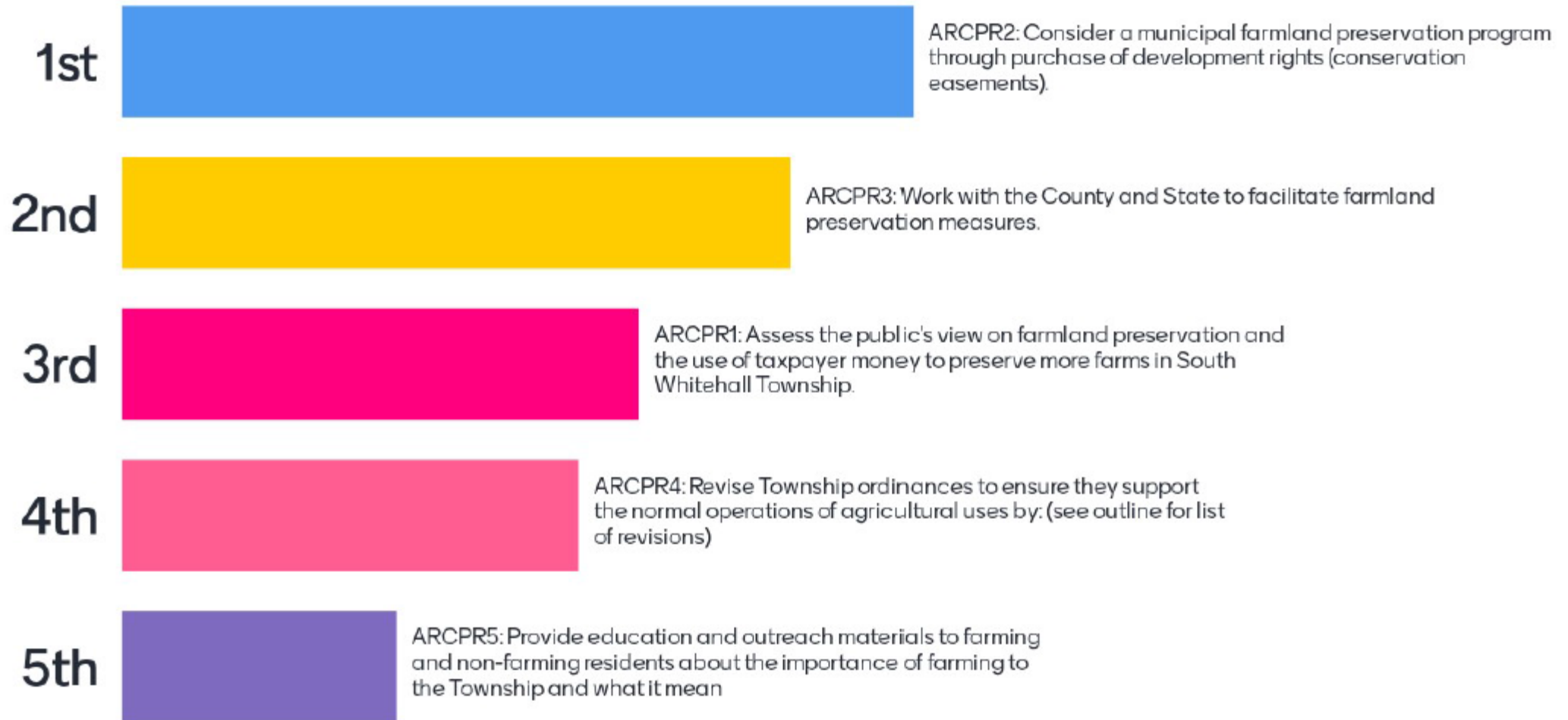


ARCPG3: Assess the public's view on farmland preservation and the use of taxpayer money to preserve more farms in South Whitehall Township.

March 8, 2022

swt

## Ag Resources Comp Plan Recommendations

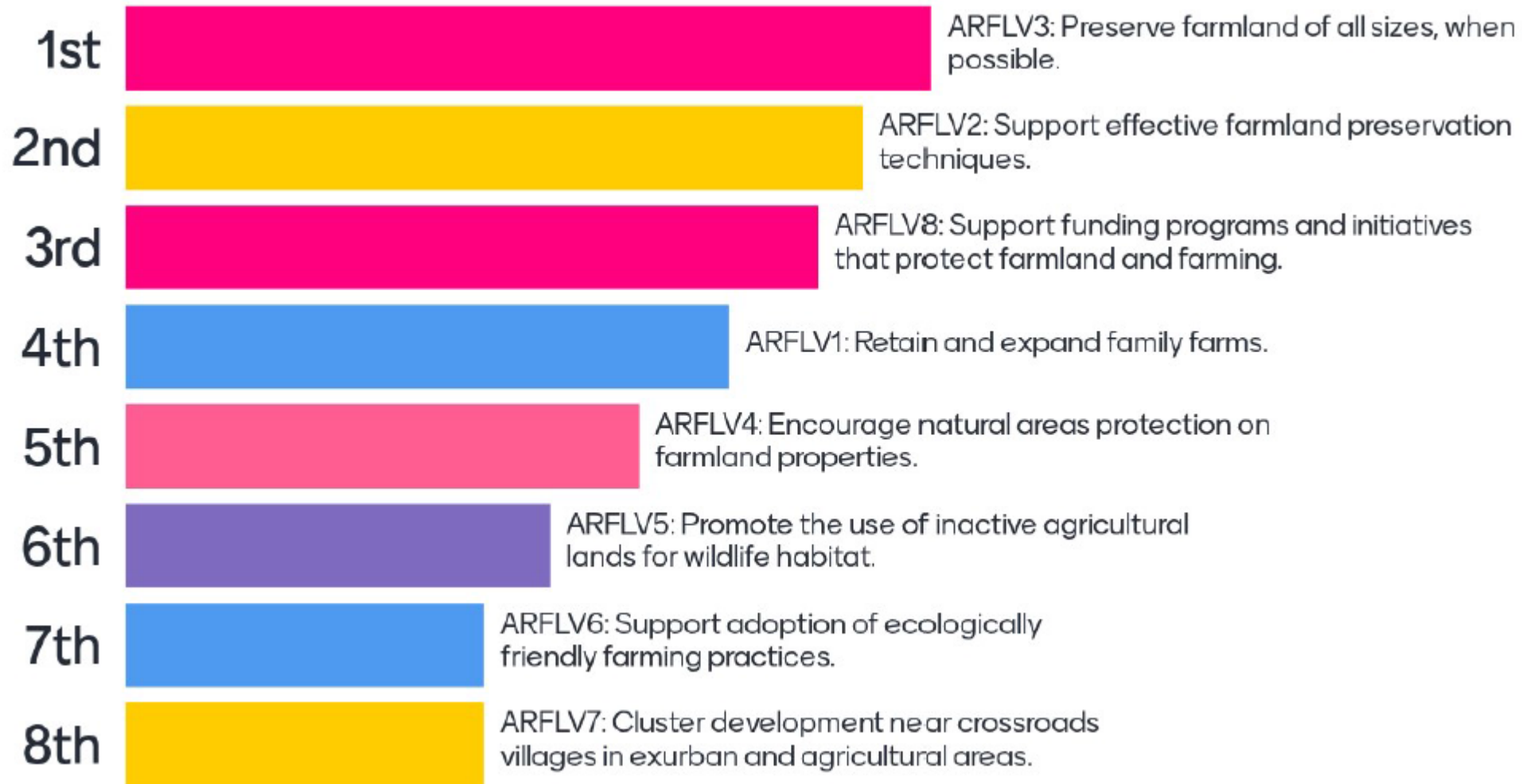




March 8, 2022

swt

## FutureLV Goals, Agriculture



March 8, 2022

swt

## 2022 GOAL: Agriculture Resource Protection

Preserve ***agricultural*** resources that are important to the unique characteristics of the Township.

March 8, 2022

swt

## 2022 GOAL: Agriculture Resource Protection

Respond to the changing realities of modern agriculture in the Lehigh Valley by encouraging polyculture farming, family farms, farmstands, “farmettes”, etc...

*(discussed at staff work session as potential “call-out”)*

March 8, 2022

swt

## 2022 GOAL: Agriculture Resource Protection

Consider a municipal farmland preservation program through purchase of development rights (conservation easements).

Explore state/county farm preservation programs as they might relate to South Whitehall Township Farms.

Work with the county and state to facilitate farmland preservation measures.

Revise Township ordinances to ensure they support the normal operations of agricultural users by: (see outline for the list of revisions).

Provide education and outreach materials to farming and non-farming residents about the importance of farming to the township and what it may mean.

support adoption of ecologically friendly farming practices.

Promote the use of inactive agricultural lands for wildlife habitat

Encourage natural areas protection on farmland properties

Retain and expand family farms

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

Resource protection: Historic

planning commission prioritization

staff review of goals and objectives

board of commissioner comment

public comment

planning commission comment

working groups

2009 comp plan

lvpc

March 8, 2022

swt

## Historic Resource Comp Plan Goals

1st



HRCPG1: Promote historic preservation throughout the Township.

2nd



HRCPG2: Preserve our covered bridges, historic barns, and historic neighborhoods, and visual amenities.

3rd



HRCPG3: Document historical sites in order to ensure identification of all potential historical edifices and features.

4th

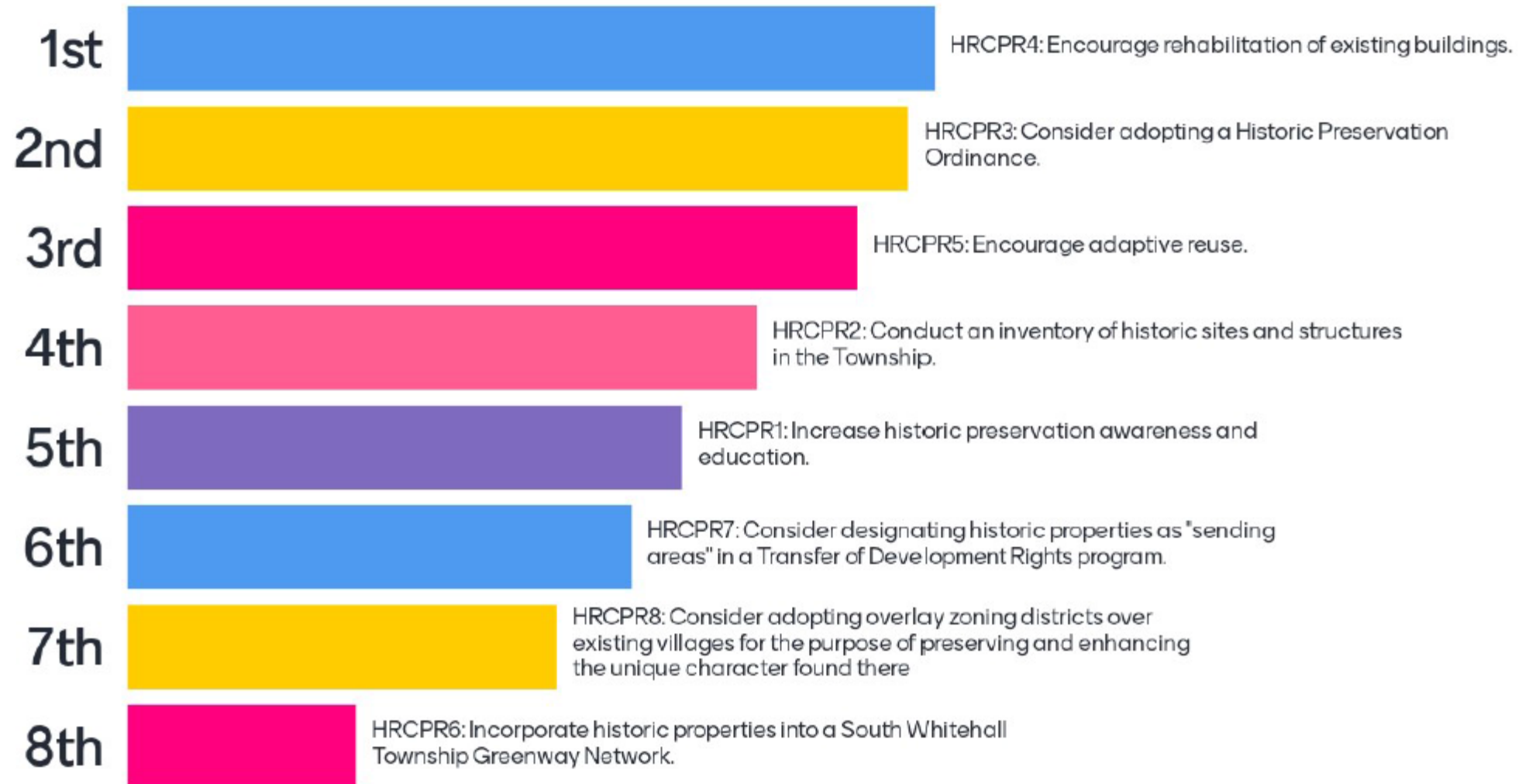


HRCPG4: Involve local historical societies, historians at local colleges and universities, and other interested parties in preservation efforts.

March 8, 2022

swt

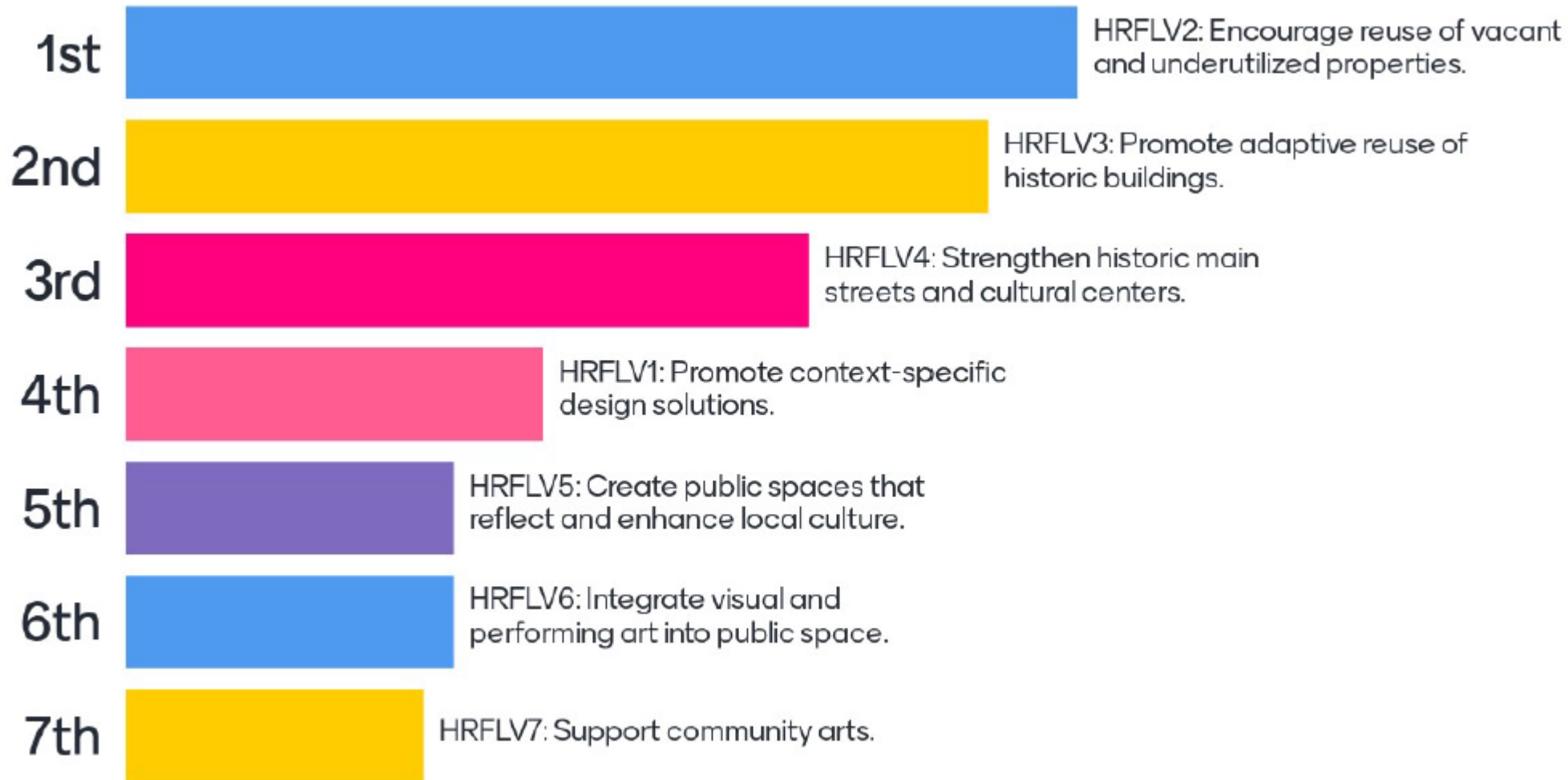
## Historic Resource Comp Plan Recommendations



March 8, 2022

swt

## Historic Resource FutureLV





March 8, 2022

swt

## 2022 GOAL: Historic Resource Protection

Preserve ***historic*** resources that are important to the unique characteristics of the Township.

March 8, 2022

swt

## 2022 GOAL: Historic Resource Protection

Encourage rehabilitation of existing buildings.

Increase historic preservation awareness and education.

Conduct an inventory of historic sites and structures in the township.

Consider adopting overlay zoning districts over existing villages for the purpose of preserving and enhancing the unique character found there.

Consider designating historic properties as "sending areas" in a Transfer of Development Rights program.

Develop a program to assist in the maintenance of historic resources in SWT.

March 8, 2022

swt

## INDIVIDUAL MEETING FLOW

Resource protection: Natural

planning commission prioritization

staff review of goals and objectives

board of commissioner comment

public comment

planning commission comment

working groups

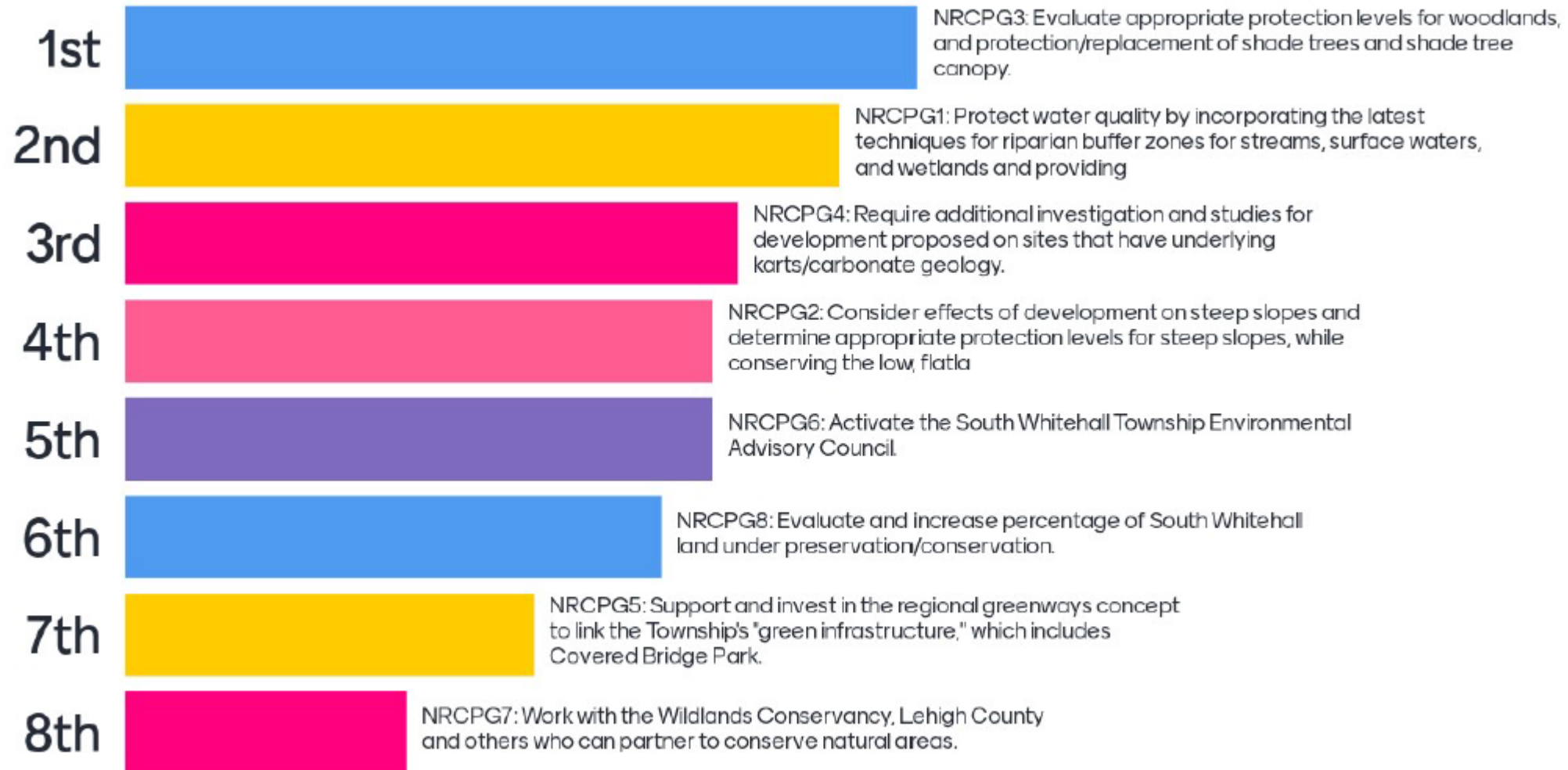
2009 comp plan

lvpc

March 8, 2022

swt

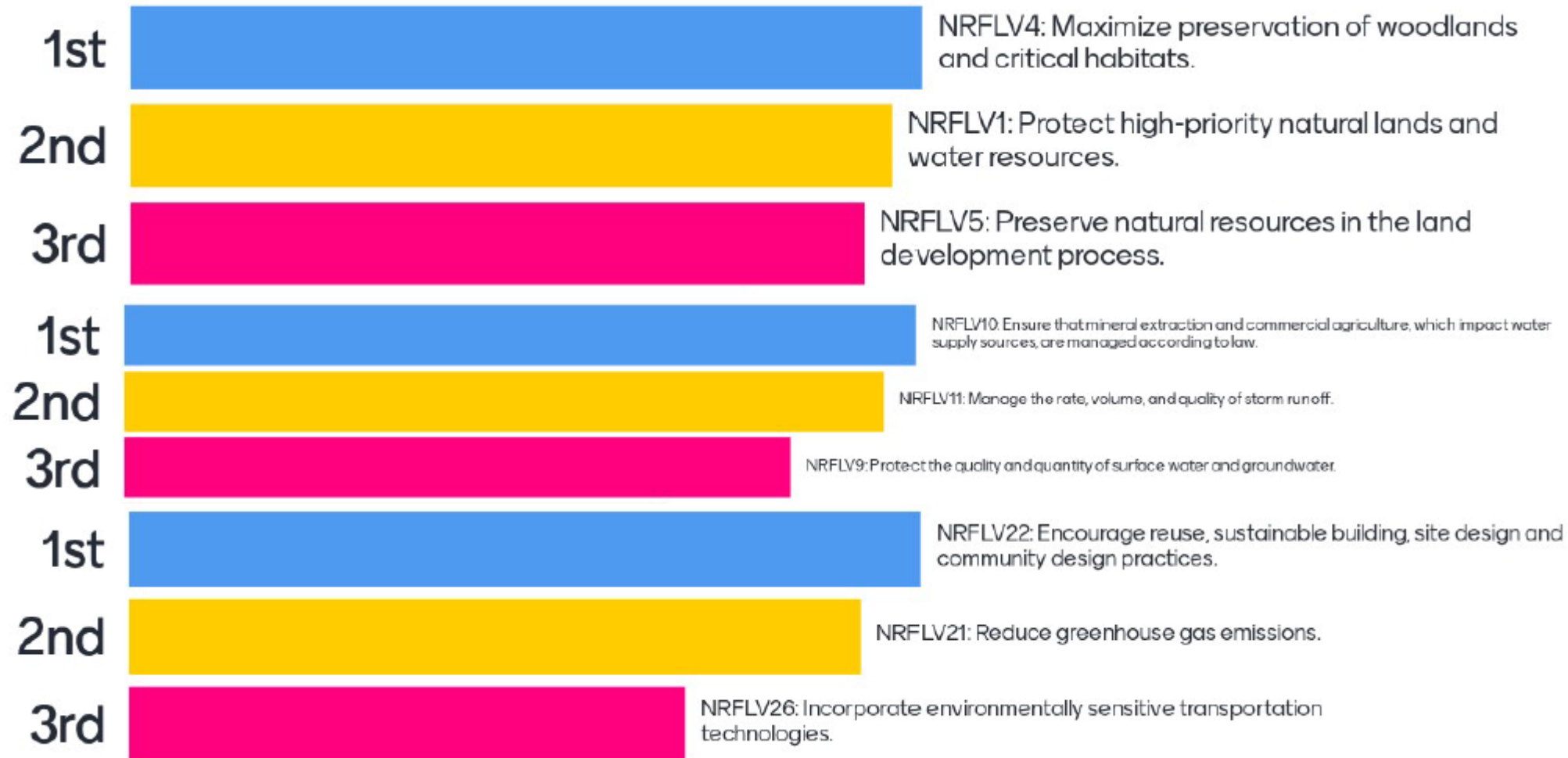
## Natural Resources Comp Plan Goals



March 8, 2022

swt

## Natural Resources FutureLV



March 8, 2022

swt

## 2022 GOAL: Natural Resource Protection

Preserve ***natural*** resources that are important to the unique characteristics of the Township.

March 8, 2022

swt

## 2022 GOAL: Natural Resource Protection

Protect surface water quality (stormwater)

Protect subsurface water quality (utility)

Protect water quality by incorporating the latest techniques for riparian buffer zones for stream, surface waters and wetlands and providing

Evaluate appropriate protection levels for woodlands and protection/replacement of shade trees and shade tree canopy.

Ordinance Amendments.

Work with the Wildlands Conservancy, Lehigh County and others who can partner to conserve natural lands

Reactivate the South Whitehall Township Environmental Advisory Committee