

Bethel Township

Comprehensive Plan Update

Public Meeting #1

Wednesday, May 17, 2023

7:00 – 9:00 PM

Meeting Agenda

- Introductions
- Project Team & Experience
- Introduction to Comprehensive Plan, Zoning and SALDO
- Project Schedule and Scope
- Public Participation
- Project Approach
- Site Visit
- Township Demographics
- Background Mapping
- Questions for Consideration
- Brainstorming
- Next Steps



Steering Committee

Giovanna Iacono	Bethel Township Supervisor
Joseph Platt	Bethel Township Supervisor
Lou Torrieri	Planning Commission Chair
Catherine Spahr	Planning Commission Member
George Lincoln	Planning Commission Member
Michael Dunn	Planning Commission Member
Laurence Smith	Planning Commission and Sewer Authority Solicitor
Garry Lanahan	Zoning Hearing Board Chair
Rich Nutinsky	Resident
Ed Miles	Resident



Project Team

- Peter Simone, RLA, FASLA, Principal
psimone@simonecollins.com
- Pankaj Jobanputra, AICP, Project Manager
pjobanputra@simonecollins.com
- Emma Haley, Staff LA
ehaley@simonecollins.com
- Liz Krohn, Staff LA
lkrohn@simonecollins.com
- Tim Adams, Planner
tadams@simonecollins.com

- Albert Federico, PE
Transportation Consultant



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.



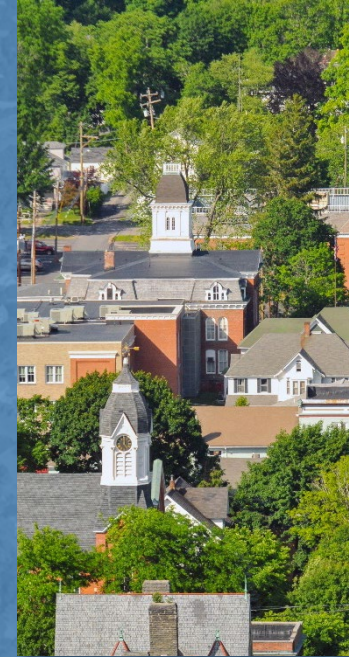
Employ

new methods
prudently.



Conserve

materials and
energy.



Support

local economies.



Design

biologically &
culturally diverse
communities.

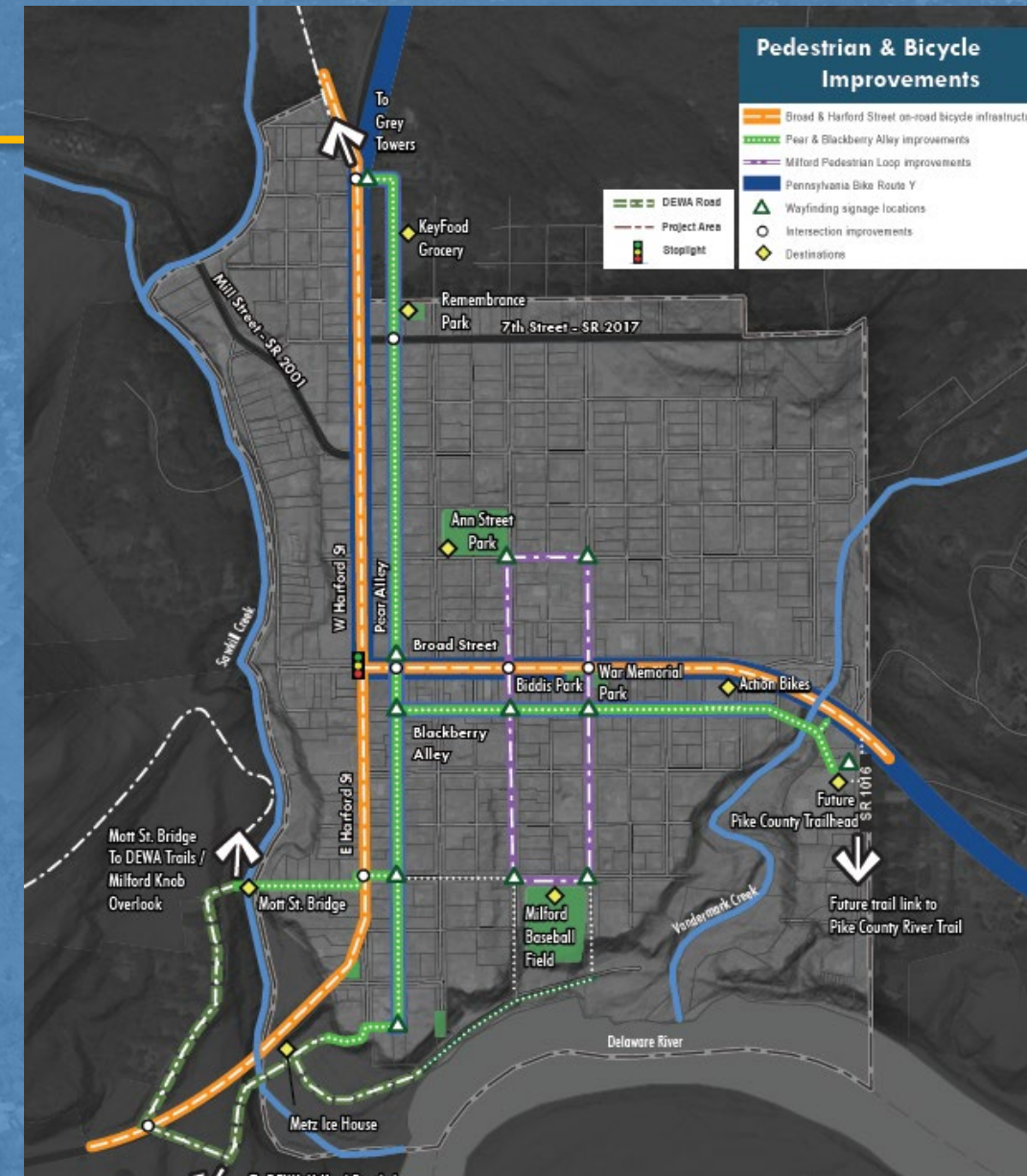
Simone Collins' Experience

- 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

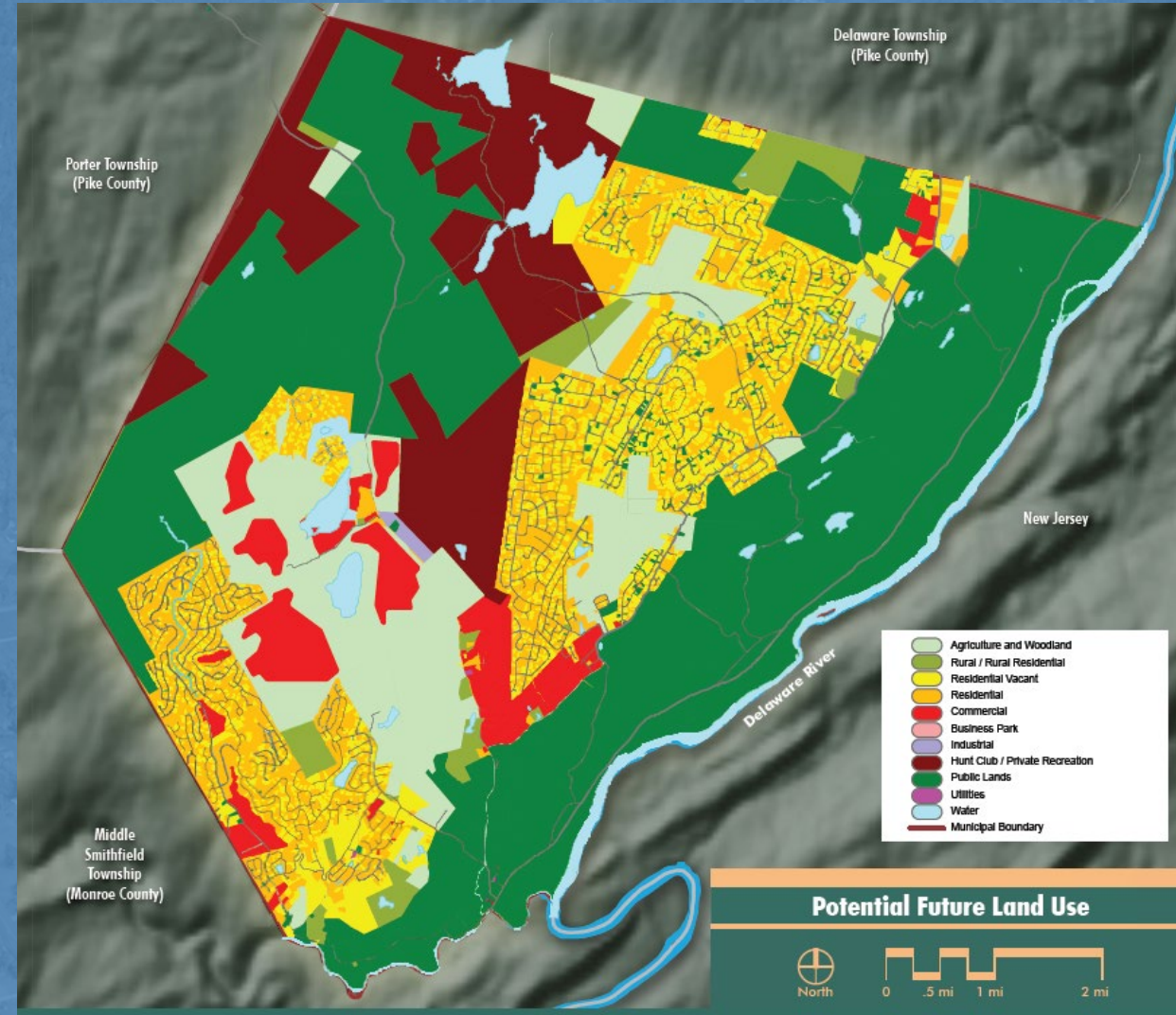


Milford Borough Comprehensive Plan

Milford Borough, Pike County



Lehman Township, 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. Gert'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 |



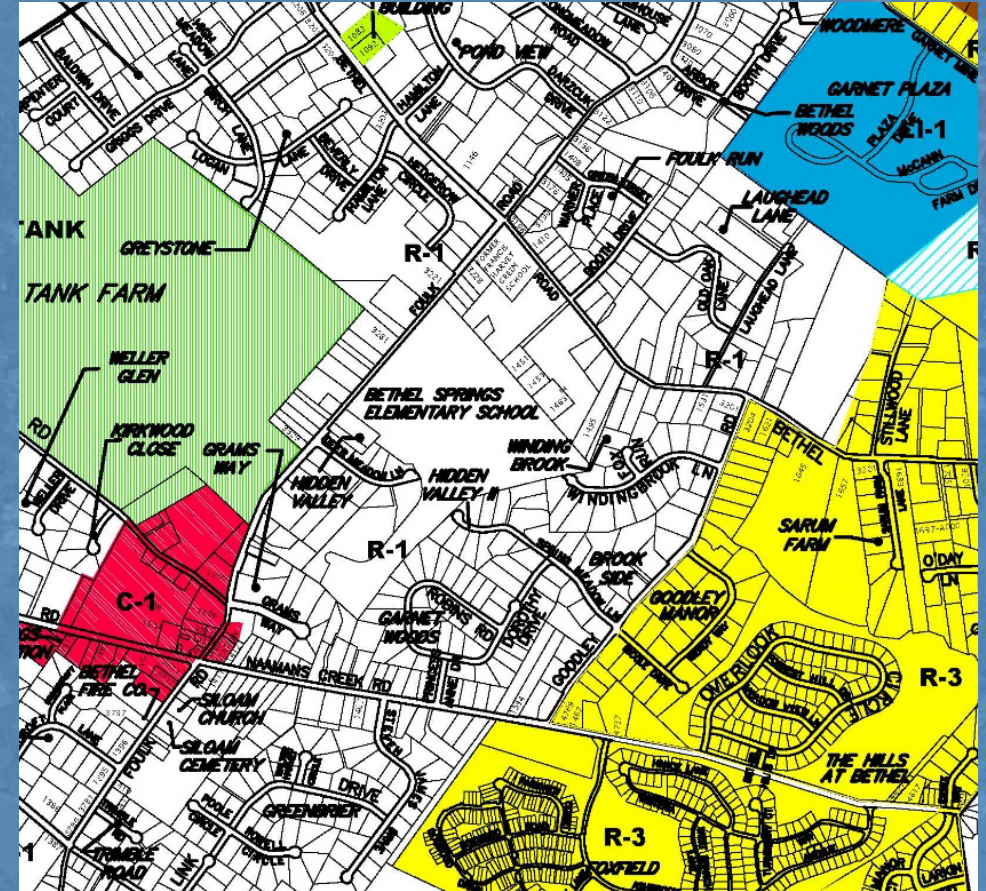
Why Prepare a Comprehensive Plan

- 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 (last Bethel Twp Comprehensive Plan update was in 2006)



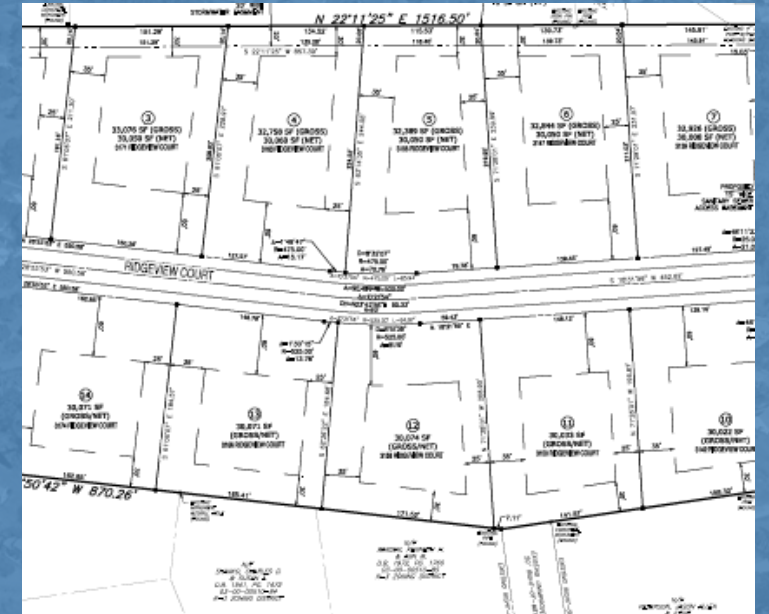
What is Zoning?

- **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 Heard 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)



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



Building on Existing Plans



Project Schedule



	Meeting Title	Meeting Date	Meeting Time
2023	Comprehensive Plan Committee Meeting #1	Thursday, February 23	7PM-9PM
	Comprehensive Plan Public Meeting #1	Wednesday, May 17	7PM-9PM
	Comprehensive Plan Committee Meeting #2	Thursday, June 15	7PM-9PM
	Comprehensive Plan Committee Meeting #3	Thursday, October 12	7PM-9PM
2024	Comprehensive Plan Committee Meeting #4	Thursday, February 15	7PM-9PM
	Comprehensive Plan Public Meeting #2	Thursday, March 14	7PM-9PM
	Draft Plan Review	Mid March - Mid May	
	Board of Supervisors Meeting #1 - Draft Plan	Tuesday, April 9	7PM-9PM
	Complete Revisions	Mid May - Early June	
	Board of Supervisors Meeting #2 - Final Plan	Tuesday, June 11	7PM-9PM
	Key Person Interviews	Dates TBD	TBD
	Web Based Survey - write and administer	May 2023 through Feb 2024	online

Concurrently working on Parks and Open Space Plan and Design for Shaffer Park

Project Scope

- | |
|---|
| A. Review Existing Conditions and Prior Studies |
| B. Craft Vision Statement and Goals |
| C. Public Participation |
| D. Update Community Profile |
| E. Update Resources and Land Use Mapping |
| F. Inventory Existing Housing |
| G. Inventory Community Facilities and Services |
| H. Climate Change Criteria |
| I. Transportation Component Tasks |
| J. Preliminary Recommendations |
| K. Implementation Strategy |
| L. Comprehensive Plan Report |



Public Participation

- Four (4) Committee Meetings
- Two (2) Public Meetings – Hybrid (Virtual and In-Person)
- Twp (2) Board of Supervisor Meetings
- Web-Based Public Opinion Survey
- Key Person Interviews
- Innovative Approaches
 - Educate – Planning 101
 - “Every Voice is Heard; All Ideas are Honored”
 - Encourage public to call or email us



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://www.surveymonkey.com/r/BT-CompPlan>

Public Opinion Survey

- The survey is now live and will be available until February 1, 2024



Bethel Township Comprehensive Plan Update

This survey will inform the development of the Comprehensive Plan Update for Bethel Township, in Delaware 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 opportunities 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 February 1, 2024. Results of the survey will be posted on the Bethel Township website.


This survey is conducted by Bethel Township and Simone Collins Landscape Architecture, consultants to the Township.

If you would like to take the survey for the Parks and Open Space Plan / Shaffer Park Design, please click on the link below:

<https://www.surveymonkey.com/r/BT-RecPlan-ShafferPlan>

Next

Public Opinion Survey



Bethel Township Comprehensive Plan Update

BETHEL TOWNSHIP RESIDENTS

*** 5. If you live in Bethel, 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

Cellphone Layout



Bethel Township Comprehensive Plan Update

BETHEL TOWNSHIP RESIDENTS

*** 5. If you live in Bethel, 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

Computer screen layout

Public Opinion Survey

Bethel Township Comprehensive Plan Update

LAND USE

17. Thinking about land use planning in Bethel Township, how important to you is each of the following issues?

	Very Important	Important	Slightly Important	Not Important	No Opinion
Developing or renovating parks and recreation facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bringing in desired businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bringing in new residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing opportunities for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing opportunities for young families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alternative transportation options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walkable community / sidewalks and bike paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hosting community / arts and cultural events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants, cafes, bars and entertainment options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to local primary care medical services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to urgent care and outpatient services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to shopping or personal service shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

[Prev](#)[Next](#)

Bethel Township Comprehensive Plan Update

HOUSING

18. How important is it that the following types of housing are available in Bethel 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 or comparable 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"/>

19. Which of the following specific types of housing would you like to see in Bethel 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"/>
Mixed-use buildings with ground floor retail and residential above	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Public Opinion Survey

Bethel Township Comprehensive Plan Update

ECONOMIC DEVELOPMENT

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

- ☐ Gift and novelty stores
- ☐ Apparel and fashion stores
- ☐ Specialty food stores
- ☐ Home furnishing stores
- ☐ Other retail stores
- ☐ Restaurants & bars
- ☐ Small businesses and offices
- ☐ Personal service (hairstylists, dry cleaners, etc.)
- ☐ Medical service (doctors, dentists, etc.)
- ☐ Industrial / manufacturing
- ☐ I don't want any new businesses
- ☐ Other (please specify)

33. Over the next 10 years, Bethel Township should try to:

	Strongly Agree	Agree	Disagree	Strongly Disagree
Attract new business / commercial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract new industrial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase recreational opportunities and open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Control the rate of development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Bethel Township Comprehensive Plan Update

COMMUNITY / SOCIAL / QUALITY OF LIFE

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

	Very Adequate	Adequate	Slightly Adequate	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"/>
Trash collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

31. Rank from 1 to 10 the top priorities for Bethel Township. Please rank each of the following according to the scale (1=High Priority, 10=Low Priority).

Improving parks, trails and recreation	<input type="text"/>
Environmental protection	<input type="text"/>
Develop commercial uses	<input type="text"/>
Emergency services	<input type="text"/>
Crime / public safety	<input type="text"/>
Traffic	<input type="text"/>
Public transportation	<input type="text"/>
Road maintenance	<input type="text"/>
Employment and business opportunities	<input type="text"/>
Streetscape improvements and building facades	<input type="text"/>
Stormwater runoff / Water quality improvements	<input type="text"/>

Public Opinion Survey



Bethel Township Comprehensive Plan Update

ADDITIONAL COMMENTS

34. What do you like the most about Bethel Township?

35. What do you like the least about Bethel Township?

36. What would you like Bethel Township to do in order to make it a better place to live?

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

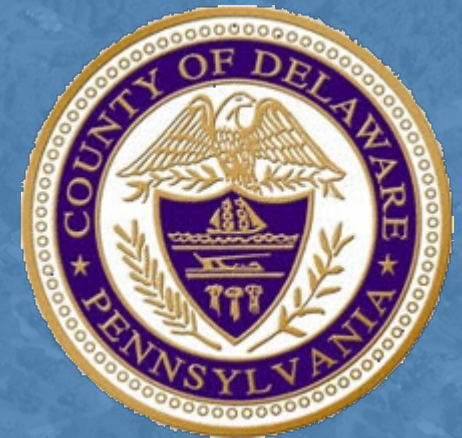
38. If you would like to receive information on future meetings and updates for this project, please provide your name and email address below.

Name

Email Address

Key Person Interviews

- The SC team will conduct Key Person Interviews over the 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:
 - Board of Supervisors
 - Police/Fire Departments/EMS
 - Garnet Valley School District
 - Local Businesses
 - County Planning Department

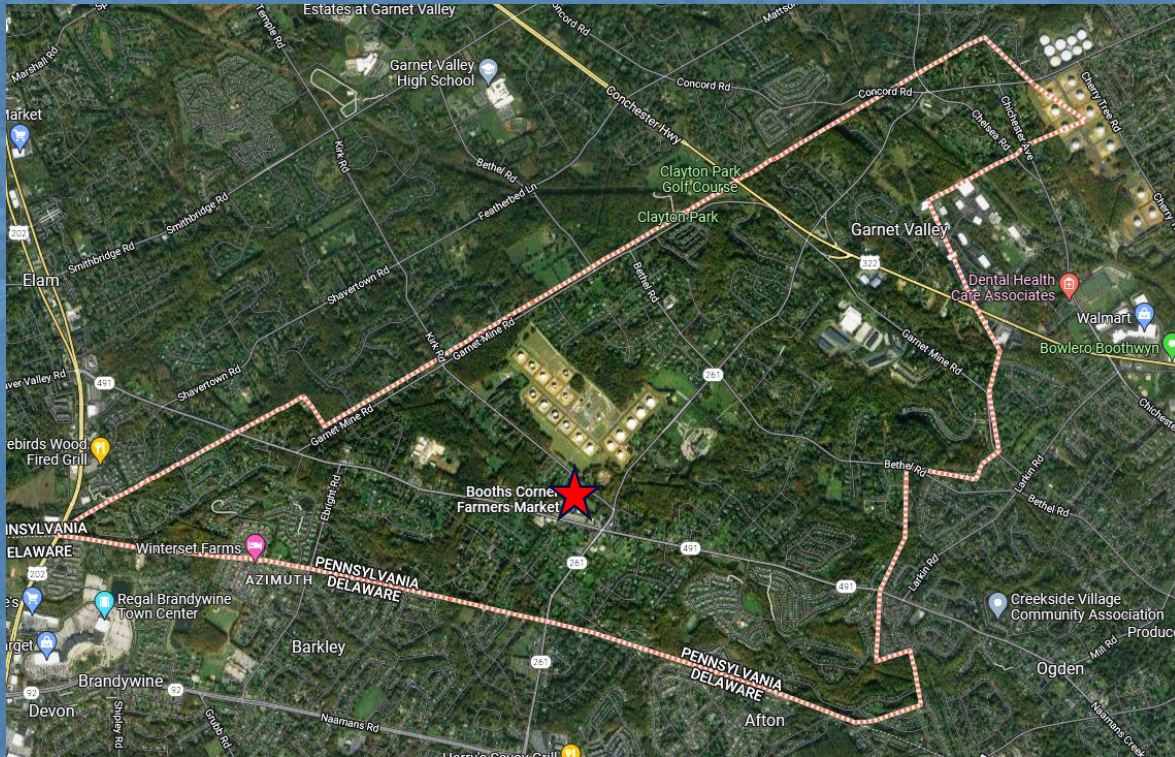


Planning Approach

- Anticipate for On-Going Changes, Including:
 - Retail & office marketplace
 - Increasing work from home
 - Dynamic traffic patterns / peak hour changes
 - Aging in place accommodations
 - Plan for changing demographics
 - Climate effects / Energy
 - What's happening in Delaware?

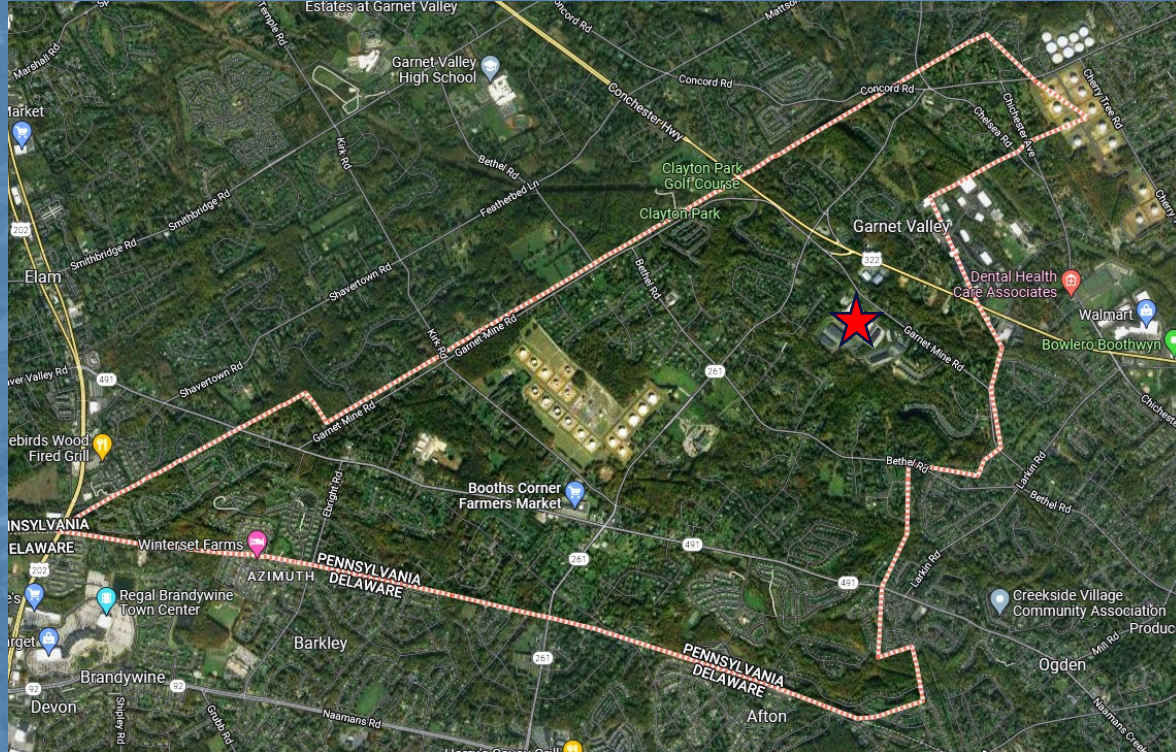


Site Visit



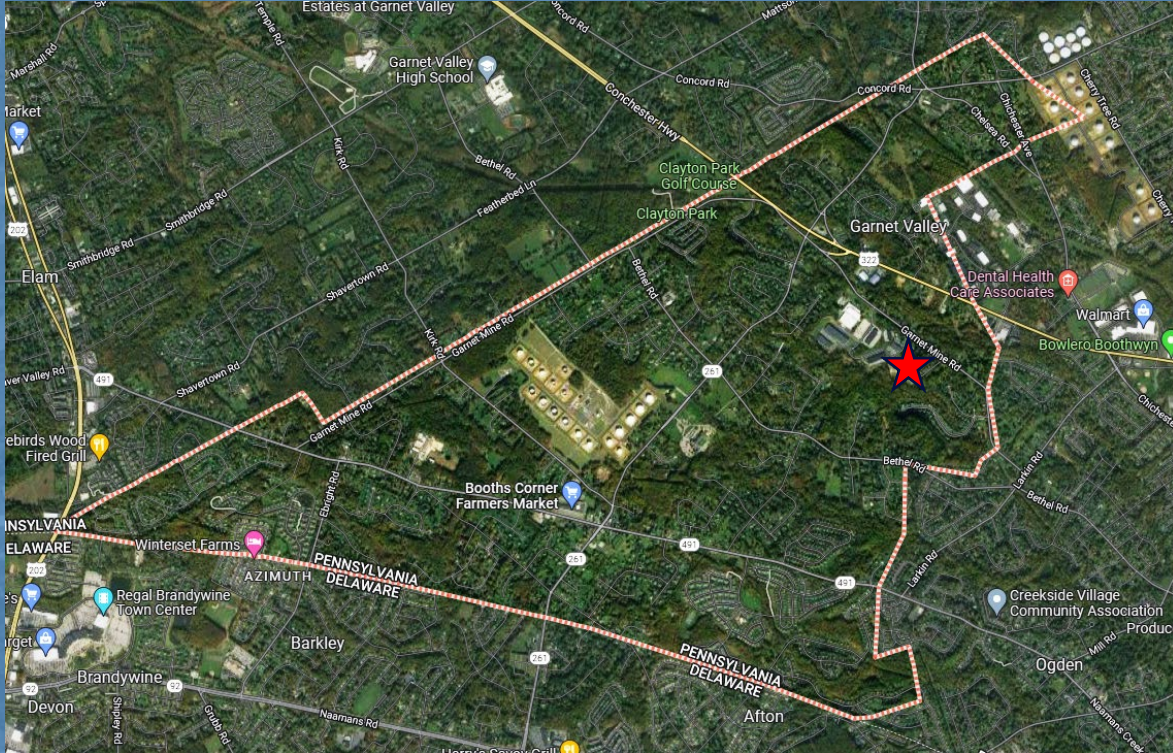
Booths Corner Farmers Market

Site Visit



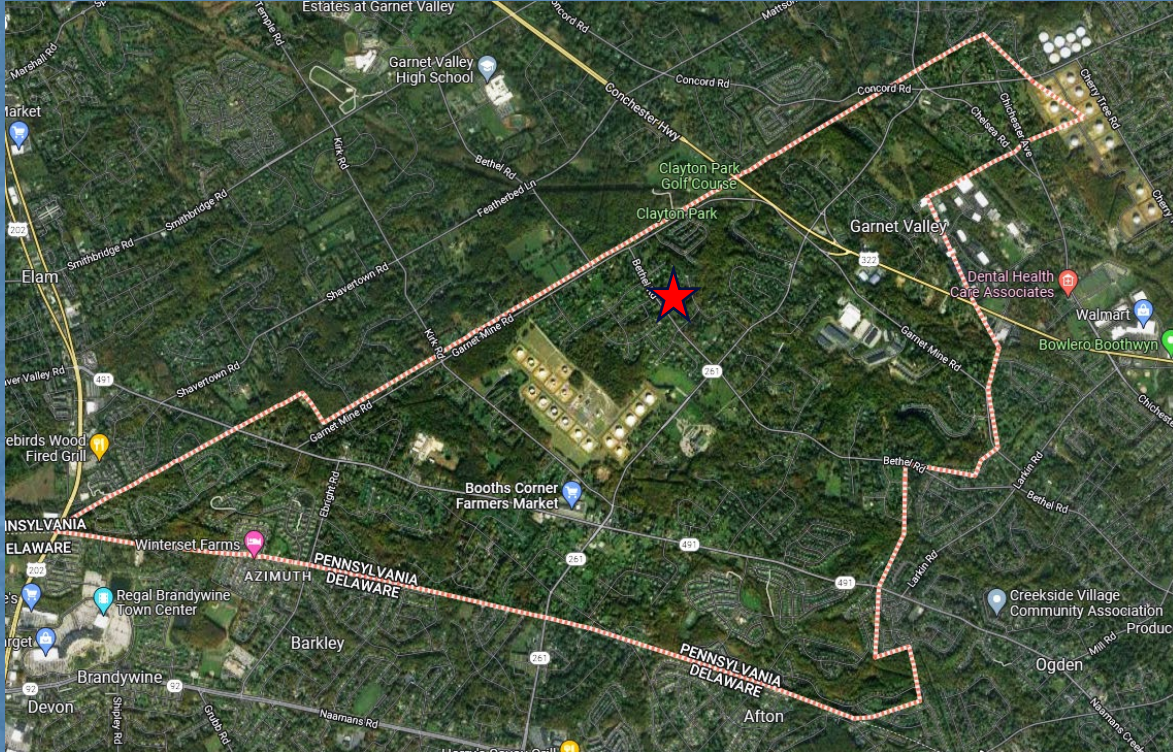
Garnet Plaza

Site Visit



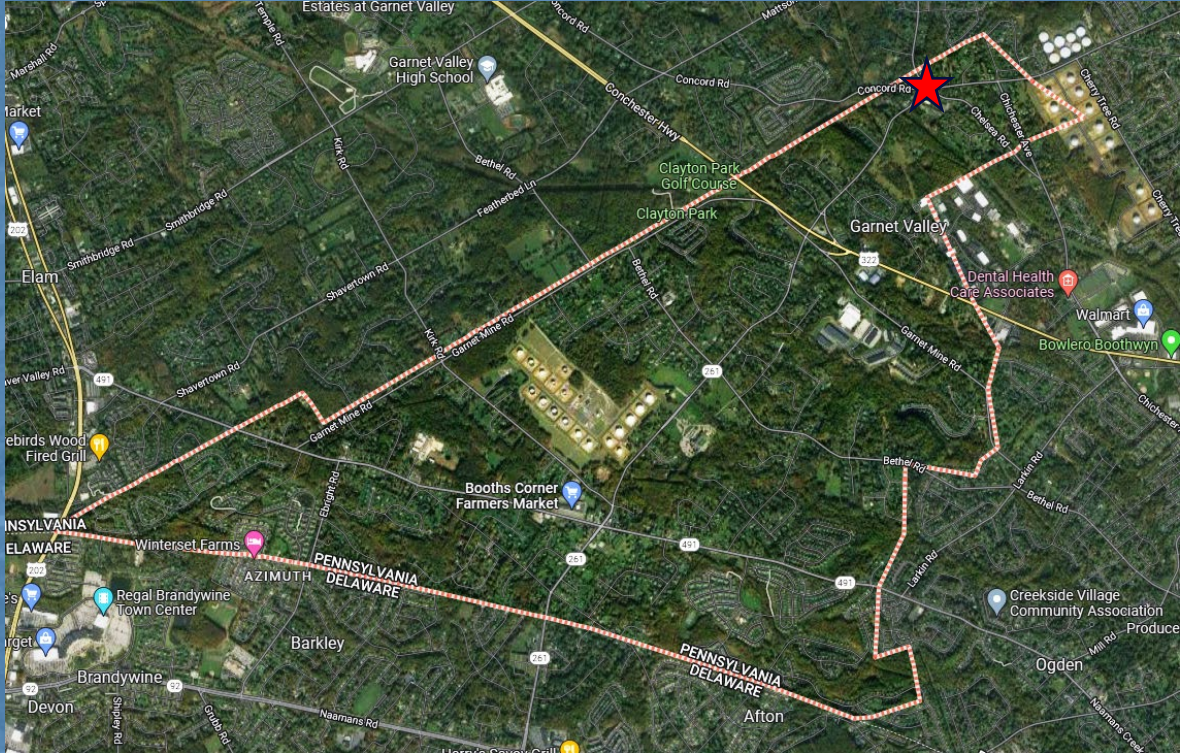
Garnet Reserve

Site Visit



Township Municipal Buildings

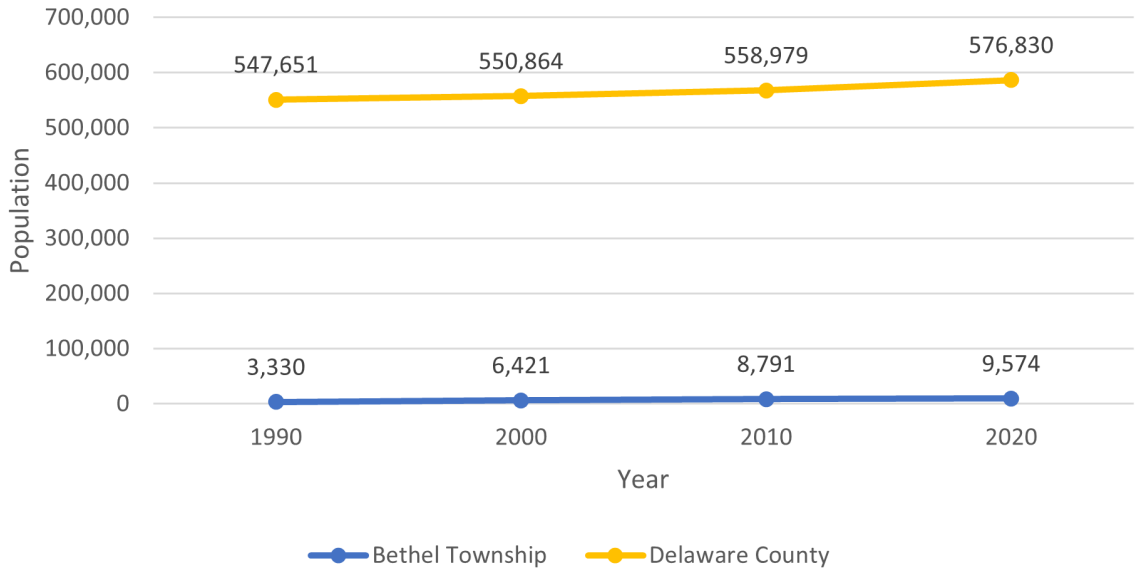
Site Visit



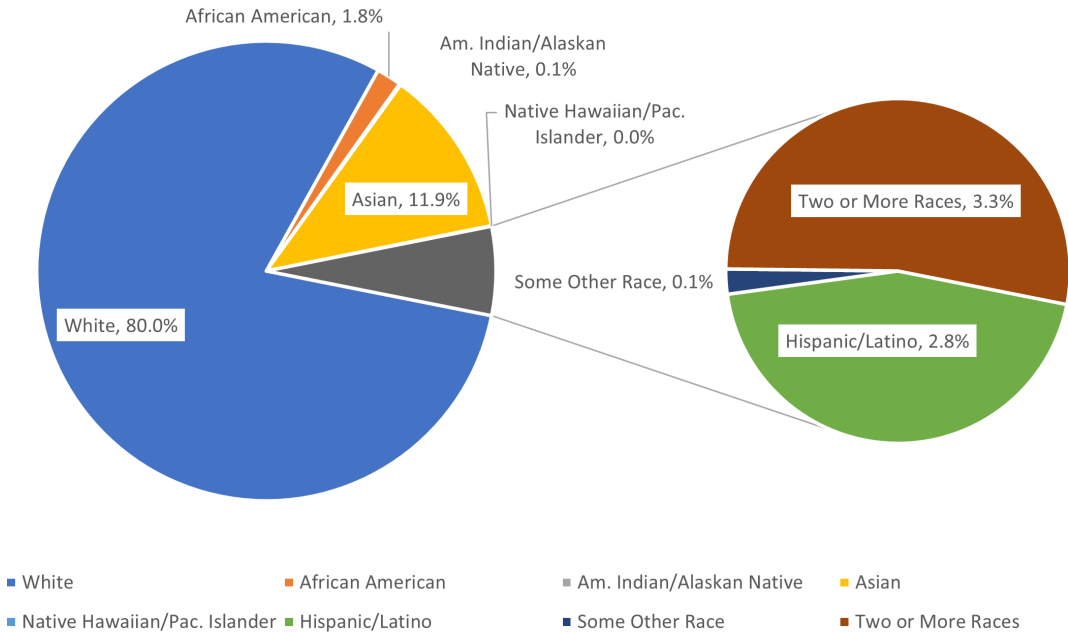
Five Points Intersection

Demographics

Population by Decennial Census
1990 - 2020



Bethel Township Racial Composition 2020



Bethel Township population increased by nearly 50% between 2000 and 2020.

Choose a Map Layer

2050 Population Forecast

Bethel Township

Delaware County, PA

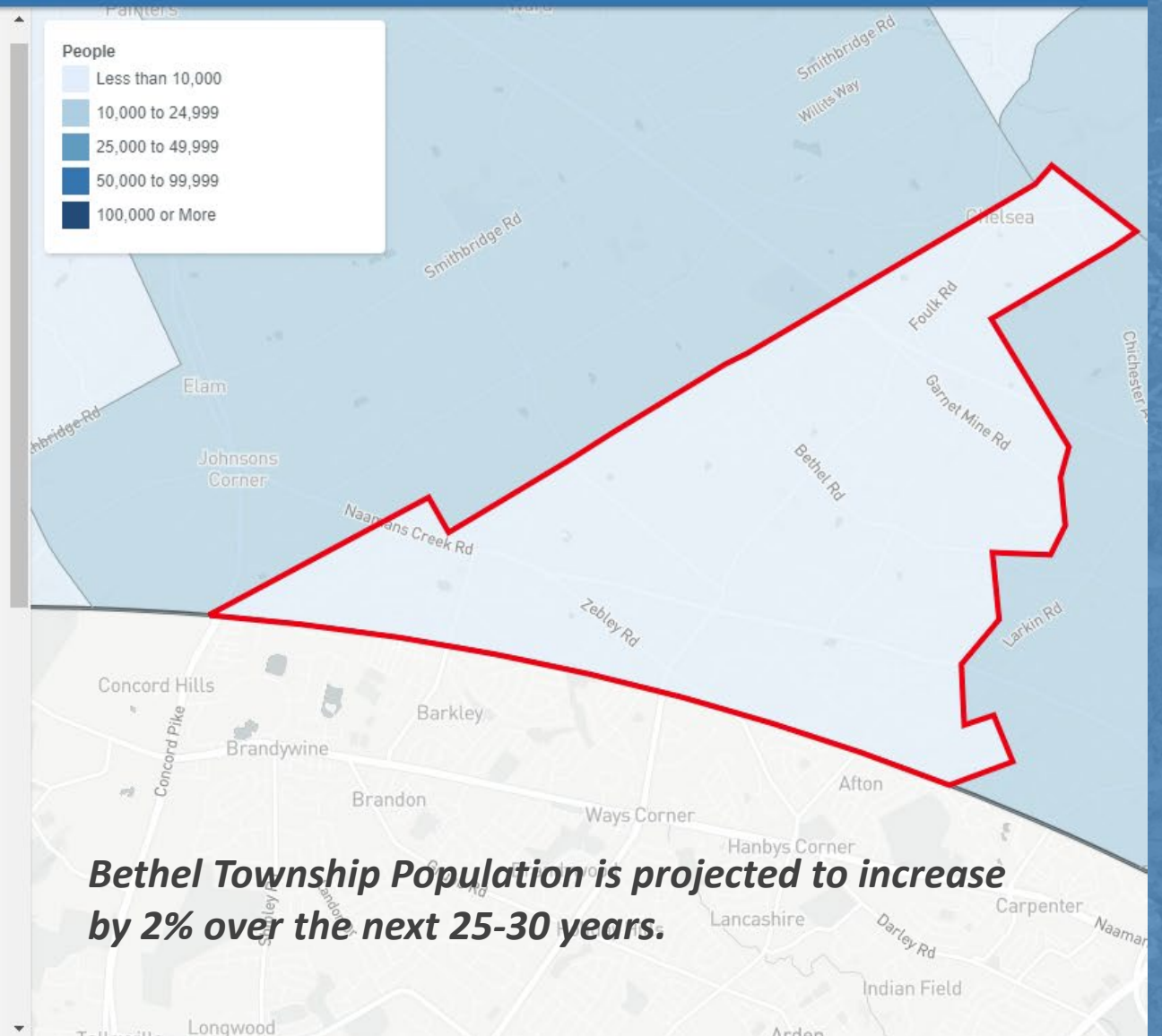
Forecasts (2015-2050)

	Population	Employment
Absolute Change	627	368
Percent Change	6.87%	15.95%
Absolute Change per Square Mile	1,808	496

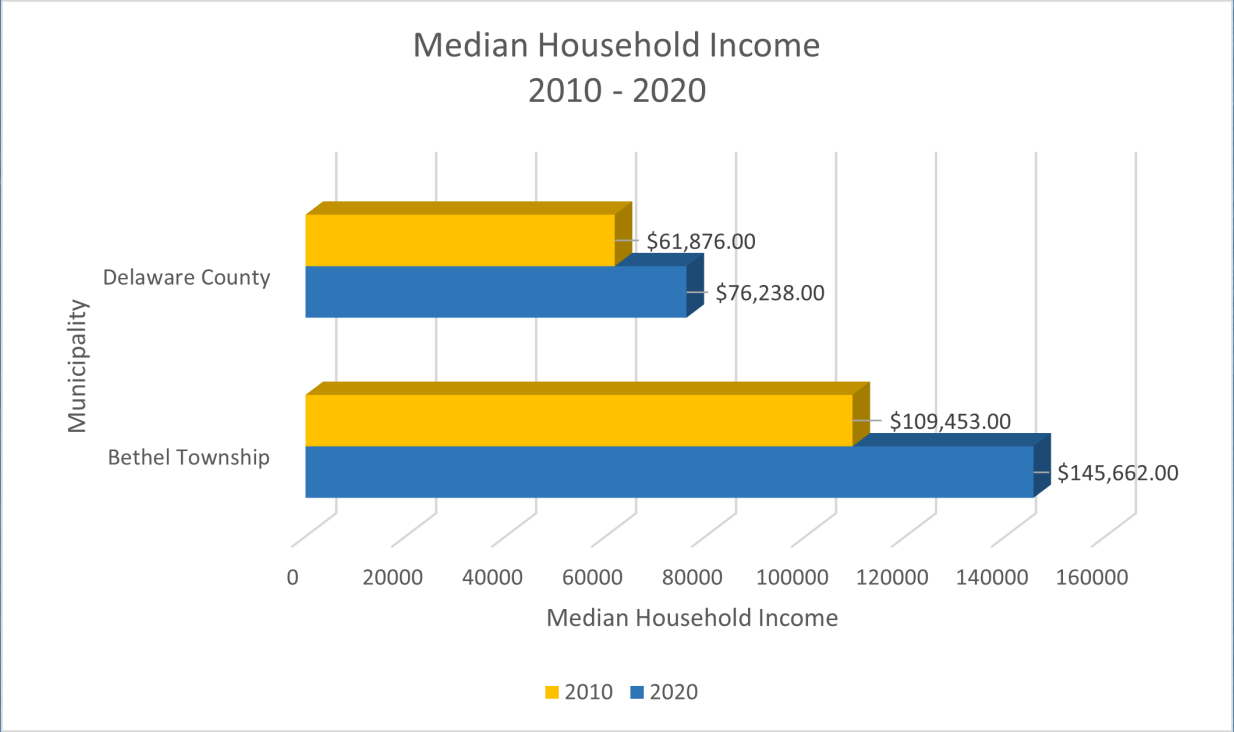
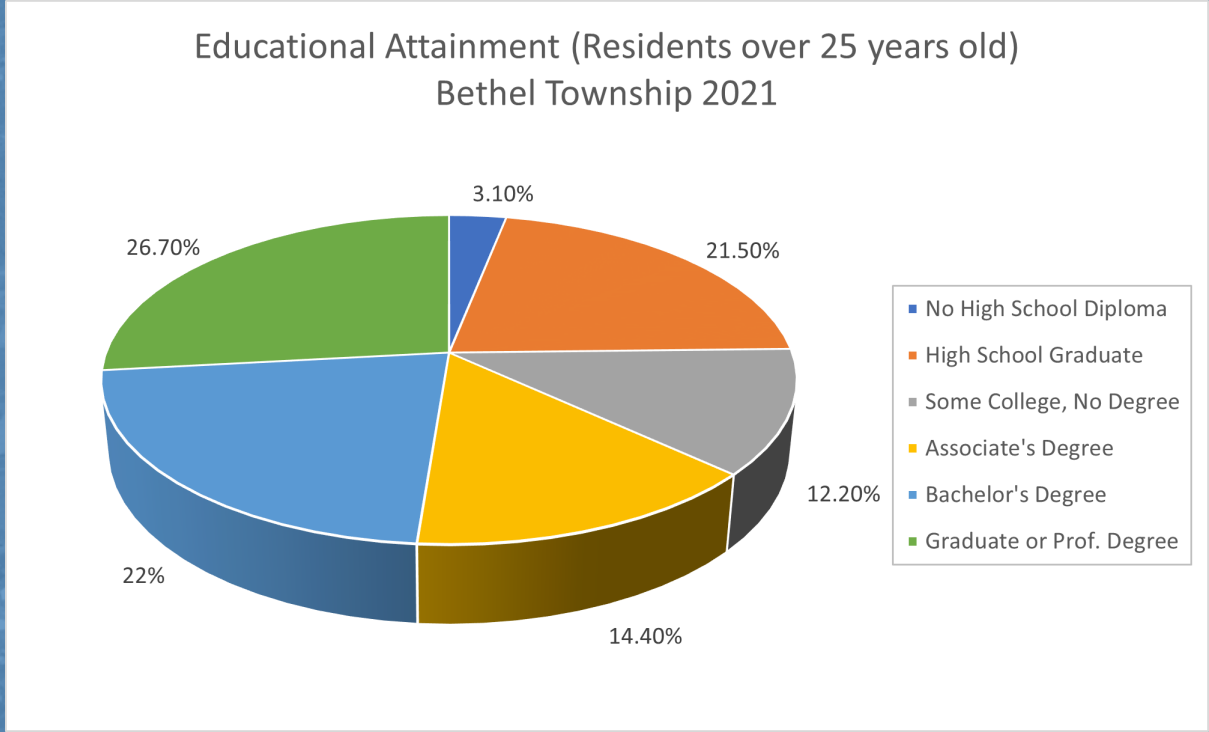
Five-year Increment Forecasts (2015 to 2050)

	Population	Change in Population Absolute (Percentage)	Employment	Change in Employment Absolute (Percentage)
2015	9,123	-	2,307	-
2020	9,283	160 (1.8%)	2,529	222 (9.6%)
2025	9,394	111 (1.2%)	2,687	158 (6.2%)
2030	9,533	139 (1.5%)	2,690	3 (0.1%)
2035	9,593	60 (0.6%)	2,683	-7 (-0.3%)
2040	9,650	57 (0.6%)	2,681	-2 (-0.1%)
2045	9,691	41 (0.4%)	2,679	-2 (-0.1%)
2050	9,750	59 (0.6%)	2,675	-4 (-0.1%)

Bethel Township

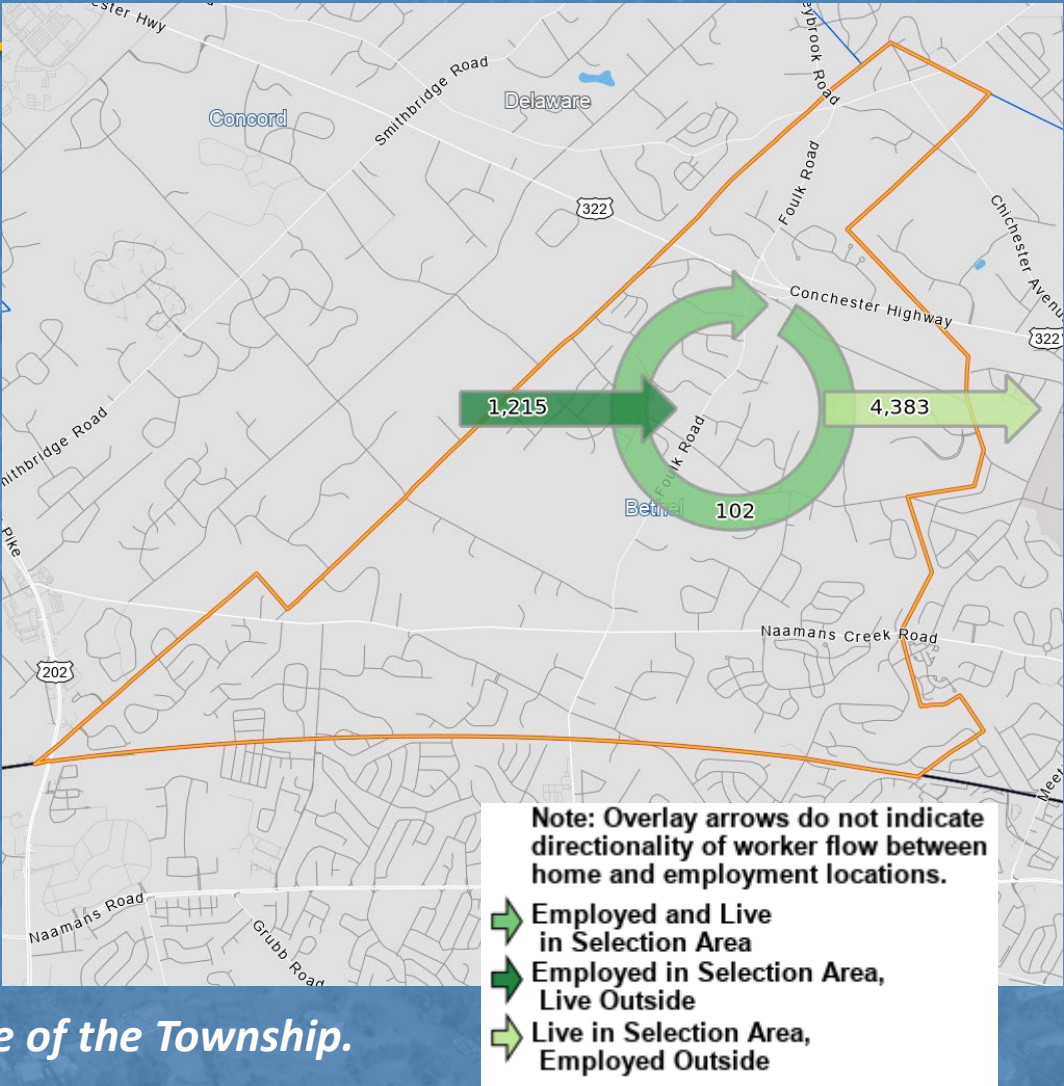
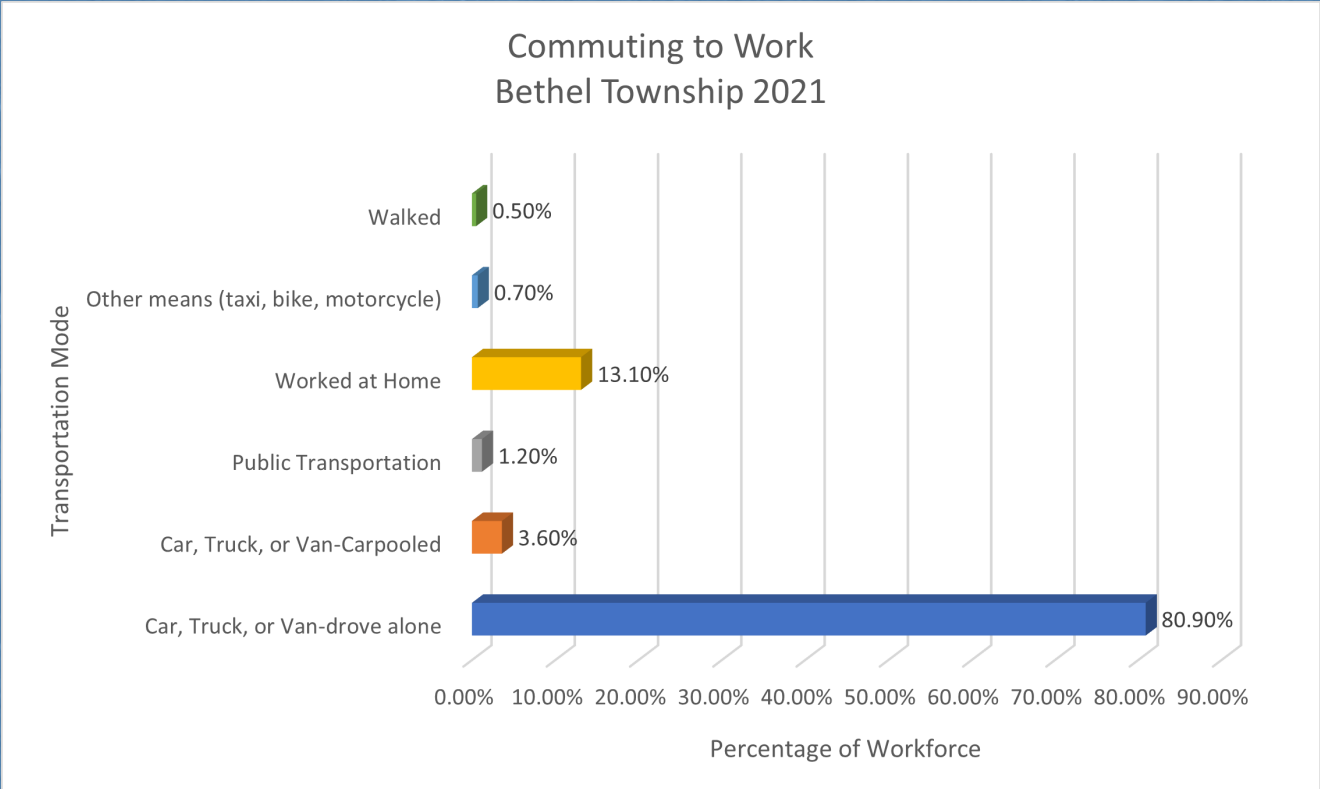


Demographics



Over a quarter of Bethel Township residents have received a graduate or professional degree. This higher level of educational attainment is reflected in the higher median household income of Township residents.

Demographics



Majority of Township residents drive alone to work and work outside of the Township.

BETHEL TOWNSHIP Land Use Map

SIMONE
LANDSCAPE ARCHITECTURE
COLLINS
DRAFT - May 17, 2023

Parcel Boundary
Water Body
Roads

Agriculture
Commercial
Industrial
Institutional
Recreation
Residential
Undeveloped
Utility
Water
Wooded



0 1 Miles



Planned for
16 Units

Planned for
6 Units

Planned for
78 Units

Planned for
46 Units

Background
Mapping

BETHEL TOWNSHIP
Parks & Open Space Inventory Map



- Parcel Boundary

Water Body

Roads

Sidewalks

Garnet Valley Greenway

County Open Space

Schools
- Municipal

Municipal Properties

Municipal Parks

Municipal Open Space

Non-Municipal

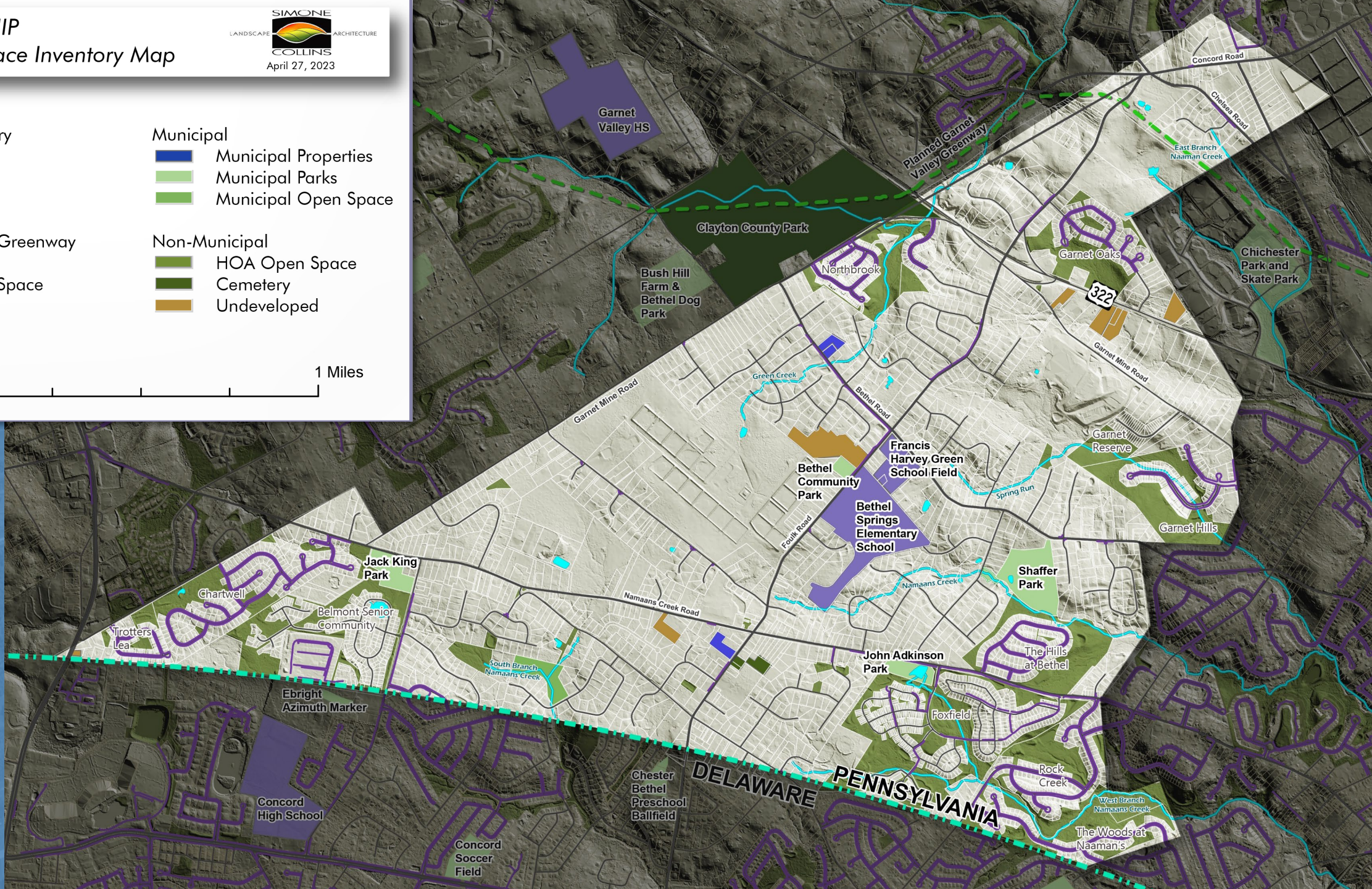
HOA Open Space

Cemetery

Undeveloped

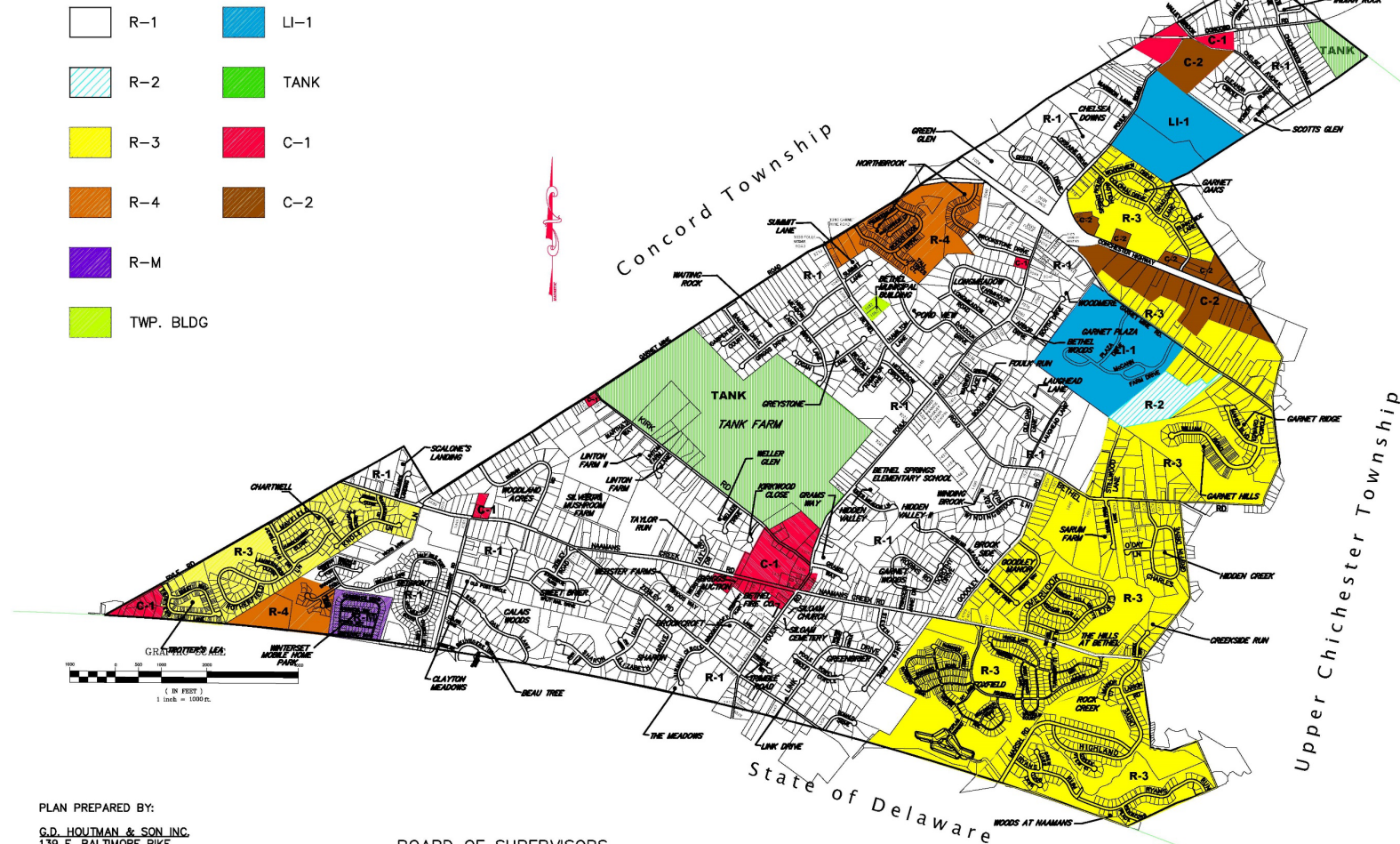


0 1 Miles



BETHEL TOWNSHIP ZONING MAP

ORDINANCE NO. 146, ADOPTED JUNE 12, 2001
AMENDED DECEMBER 2016



PLAN PREPARED BY:
G.D. HOUTMAN & SON, INC.
139 E. BALTIMORE PIKE
MEDIA, PA 19063

BOARD OF SUPERVISORS

MICHAEL DAVEY, CHAIRPERSON
JEAN STOYER, VICE CHAIRMAN
STACY LANGIN, MEMBER
MARK KOEHLER, MEMBER
ALEX GRIBALDI, MEMBER

G.D. HOUTMAN & SON, INC.
CIVIL ENGINEERS—LAND SURVEYORS
LAND PLANNERS
139 E. BALTIMORE PIKE MEDIA, PA 19063
(610)565-6363

Questions for Consideration

- **Transportation**

- What does the overall Township road system need?
- How can pedestrian and bicycle safety be improved?
- Where can multi-modal improvements be introduced?

- **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 School District expansion plans?
 - What are some ways to engage new volunteers for the Bethel Township Hose 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?
- **Open Space and Recreation (Separate Plan and Process)**
 - What improvements should happen in existing parks?
 - Where can new connections between destinations be made?
 - What parcels can we explore for open space preservation?



Brainstorming Session

GOALS

Goals for the project — Initially broad, then specific

Facts - Approx. 9,500 residents, On the border with Delaware

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	RECENTLY ACQUIRED SHAFFER SITE	CREATE A 'TOWN SQUARE'	DELAWARE COUNTY
PROMOTE ECONOMIC DEVELOPMENT	ON THE BORDER WITH DELAWARE	NEW TRAILS AT SHAFFER SITE	GARNET VALLEY SCHOOL DISTRICT
MAINTAIN QUALITY OF LIFE	REGIONAL HIGHWAY ACCESS	RANGE OF HOUSING OPTIONS	LOCAL BUSINESSES

Next Steps

- Please take the survey!
 - Start to receive survey responses
- Continue data gathering and analysis
- Continue analysis mapping
- Conduct key person interviews
- Public Meeting #2 – March 14th
- Next Committee Meeting - June 15th



Thank you!

Please feel free to contact us anytime

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