



WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is essentially a plan intended to **guide the future growth, development, and conservation of a municipality**. It assesses a municipality's existing conditions, outlines the community's goals, and devises plans, recommendations, and strategies for achieving those goals. It is enabled by the Pennsylvania Municipalities Planning Code (MPC) and must include the following elements:

- Statement of Community Development Objectives
- Land Use Plan
- Housing Plan
- Transportation Plan
- Community Facilities and Utilities
- Natural Resources Protection Plan
- Historic Resources Protection Plan
- Implementation Strategies

An "implementable comprehensive plan" is one that includes the PA MPC required elements, while primarily focusing on the municipality's **most pressing planning issues**. In addition to outlining goals, plans, and strategies to address the core issues, it seeks to **build partnerships** in order to create capacity to implement the plan.

WHAT A COMPREHENSIVE PLAN IS NOT

A comprehensive plan is NOT an ordinance, and it does NOT regulate the use of land. However, a comprehensive plan can lay the groundwork for possible future updates or amendments to the municipality's zoning ordinance, subdivision and land development ordinance, or other ordinances. For example, a comprehensive plan might recommend that an ordinance be amended in order to implement one of the plan's recommendations.

WHY IS CHESTER HEIGHTS DOING A COMPREHENSIVE PLAN?

Chester Heights Borough is updating its 2013 comprehensive plan to comply with PA code which requires a 10-year review, and to address current planning issues in the Borough. Borough Council has appointed a Task Force to update the comprehensive plan over the next 18 months. The general schedule of planned events and activities are as follows:

- Gather background data/information – approximately 3 months
- Identify priority planning issues (including a public workshop) – approximately 3 months
- Conduct focus group meetings – approximately 5 months
- Draft the comprehensive plan – approximately 2 months
- Public review and adoption process (including a Planning Commission public meeting and Borough Council public hearing) – approximately 4 months

WHY SHOULD I CARE ABOUT THE COMPREHENSIVE PLAN?

The Chester Heights Borough Comprehensive Plan is the primary guide to long-term growth, and protection of our natural and cultural resources that make us unique. It guides land use and planning decisions based on our community's vision for the Borough today and for the next decade.

We have a great Task Force working on the Plan with the help and guidance of Sarcinello Planning but we need **your input, your feedback, and your participation** to make a truly effective Plan.

HOW CAN I PARTICIPATE?

Public participation is key to the success of the Comprehensive Plan development. There are many ways that the public is asked to help out the Borough. Keep checking the Borough website for comprehensive plan materials and for the dates, times and locations of these Comprehensive Plan events:

- Community Survey / Questionnaire*
- Public Comprehensive Planning Workshop
- Comprehensive Plan Task Force Public Meetings
- Extensive 3-month Review Process
- Planning Commission Public Meeting
- Borough Council Public Hearing
- Specific-interest Focus Groups
- Other Events and Media as Announced

***Please click here for the Community Survey:** <https://www.surveymonkey.com/r/CHBCompPlan>



Or scan this QR Code and follow the link to take the Survey:

HOW GENERAL BACKGROUND INFORMATION

The Chester Heights Borough Council appointed a Comprehensive Plan Task Force to develop and present a Comprehensive Plan. Appointed members include:

Fred Hamel

Marc Hanlan, Ph.D.

Tim Hudak

Eileen Lehmann

Pat McFadden, AIA

Thayer Schroeder

Tim Searl

Jessica Wood

Natalie Young, Esq

Sarcinello Planning & GIS Services has been engaged to enable the development effort. Sarcinello Planning leads a consulting team of award-winning experts to support Chester Heights Borough in the development and approval process of the updated CHB Comprehensive Plan.