



*Haverford
Township*

The Haverford Township Comprehensive Plan Review Process

Before going any further, let us be clear about two things:

1. The DRAFT Comprehensive Plan does not recommend demolishing, relocating or otherwise displacing any business, institution or resident of Haverford Township.
2. Even if the Comprehensive Plan recommended a future change to the zoning of any properties, lawful uses of individual properties at the date of the change, if approved, may continue as “nonconforming” so long as they remain otherwise lawful, including subsequent sales of the property.

What is a Comprehensive Plan?

In Pennsylvania, the Comprehensive Plan establishes a vision for future growth and development in a municipality. Among other things, it outlines challenges facing the community, identifies potential solutions, and provides guidance to appointed and elected officials on community planning-related decisions, including parks & recreation facilities.

Why are we reviewing the Comprehensive Plan?

The Pennsylvania Municipalities Planning Code (the “MPC”) is the state law that enables Haverford Township to regulate its own zoning, subdivision and land development activities. The MPC *requires* the Township to review its Comprehensive Plan at least every ten years. We must go through this process.

When did this process begin?

The Board of Commissioners appointed a Steering Committee in 2019 to conduct the review process.

Where are we in the process?

The MPC enumerates the procedural requirements for adopting the comprehensive plan. The Steering Committee met regularly (or as regularly as possible) during the pandemic. In addition, the Steering Committee sought public input by way of questionnaires, surveys, public workshops and virtual meetings. The Township publicized these opportunities for public input during Commissioners’ meetings, on our website, through Constant Contact emails, in our newsletter and via social media. Likewise, our partners with Discover Haverford (formerly HPED) and the Haverford Civic Council publicized these opportunities for public input.

Although the Steering Committee completed their work earlier this year, there are still opportunities for public input. The Haverford Township Planning Commission must hold at least

one public meeting prior to forwarding the proposed plan to the Board of Commissioners for review and approval. So far, the Planning Commission has discussed the DRAFT Comprehensive Plan during four meetings: on June 9, June 23, July 14, August 11, September 8 and September 22. The meetings have been well attended.

In addition, written comments may be submitted via email to compplan@havtwp.org.

Based on comments received so far, it is expected that the Consultant will provide a revised draft of the Comprehensive Plan in the coming weeks. The Township will publish the revised draft on our website and send a notification via email and social media when it is available for review.

We are hopeful that the revised draft will be published well in advance of the Planning Commission meeting on October 27th. If acceptable to the Planning Commission, the Planning Commission may finalize their recommendations regarding the comprehensive plan and forward the plan, along with their written comments, to the Board of Commissioners.

The Board of Commissioners will receive a report and discuss the recommendations during an upcoming worksession. At a subsequent meeting, the Board of Commissioners will consider whether to take the next steps in the process.

Upon receipt of a comprehensive plan document that the Board wishes to consider for adoption, the Board shall first submit the proposed comprehensive plan to the Delaware County Planning Department for recommendations. At the same time, the Township must forward copies of the proposed plan to all contiguous municipalities and to the Haverford Township School District for their review and comment. This public comment period shall remain open for at least 45 days.

At the conclusion of the 45 day period, the Board of Commissioners must hold at least one public hearing prior to adoption. The Board must consider the comments of the County, contiguous municipalities, the school district and the public, as well as the recommendations of the Planning Commission.

If, after the public hearing, the proposed plan or amendment is substantively revised, the Board of Commissioners shall hold another public hearing prior to voting on adoption of the plan or plan amendment.

Within 30 days after adoption, the Board of Commissioners shall forward a certified copy of the comprehensive plan or amendment to the Delaware County Planning Department.

If you still have questions or concerns after reading this email, please feel free to email the Township at compplan@havtwp.org.