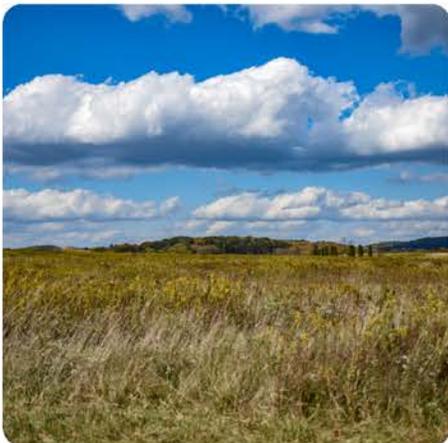




# 2026

## WHITE TOWNSHIP Comprehensive Plan Update



**WHITE TOWNSHIP BOARD OF SUPERVISORS**

**WHITE TOWNSHIP COMPREHENSIVE PLAN STEERING COMMITTEE**

**WHITE TOWNSHIP PLANNING COMMISSION**

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## **Board of Supervisors**

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Sandi Gillette, Vice Chairman  
George E. Lenz  
Gail McCauley  
Timothy Vislosky

## **Planning Commission**

Edward "Ted" Kuckuck, Chairman  
Dennis Roumm, Vice Chairman  
Nancy Smith, Secretary  
Bradley Martineau, Assistant Secretary  
Richard Gallo

## **Comprehensive Plan Steering Committee**

Gail McCauley  
Dennis Roumm  
Bill Smith  
Nancy Smith  
John Somonick  
Sandi Gillette  
Thomas Johns

# LETTER FROM THE CHAIRMAN

Dear Residents of White Township,

White Township is proud to be a progressive, forward-thinking community. Through comprehensive planning and thoughtful decision-making, we continue to adapt to change while preserving the character and values that define our Township.

Since the adoption of the 2008 Comprehensive Plan, White Township has pursued a clear vision focused on strategic investment, responsible growth, and community enhancement. Projects such as the Kennedy-King Park upgrades, Max Park Dog Park, and the Hoodlebug Trail Extension were made possible through that guiding document, along with updates to land use regulations, traffic planning, and stormwater infrastructure.

In response to evolving community needs, we developed the White Township 2020 Priorities as an update to our original plan. This was followed by the current document, the 2026 Comprehensive Plan Update. This updated guide, shaped by our Board, Planning Commission, Steering Committee, Township staff, and the community, outlines current goals and provides a framework for future projects and improvements. It addresses new challenges, including infrastructure needs, development pressures, open space preservation, and changing work and living trends.

Our commitment remains clear: to protect natural resources, enhance quality of life, and ensure the wise use of public resources. White Township is evolving into a full-service community, and by staying focused on smart, data-driven planning, we can continue to meet the needs of today while preparing for tomorrow.

On behalf of the Board of Supervisors, thank you for your continued support and engagement.

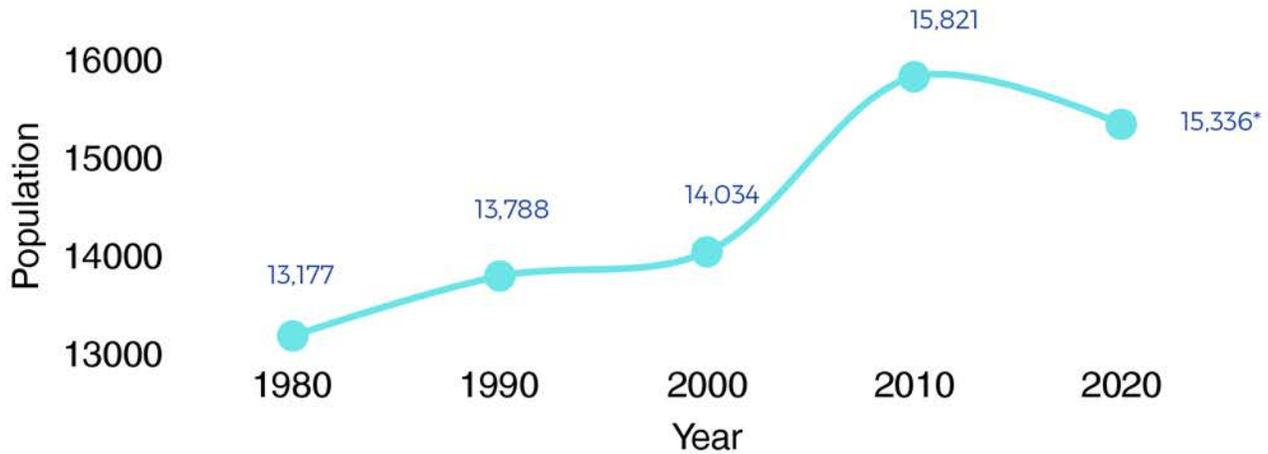


Sincerely,

**Richard Gallo**

Chairman, White Township Board of Supervisors

# WHITE TOWNSHIP PROFILE

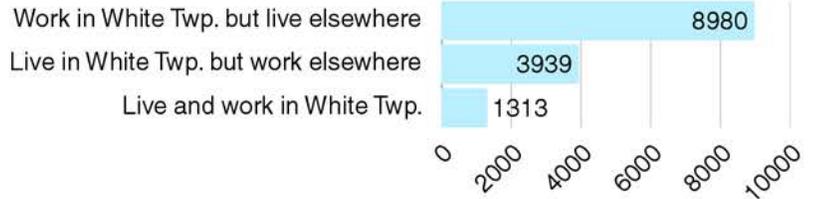


U.S. Census Counts of White Township, Indiana County

\*Count occurred during the COVID 19 Pandemic

## Change 2010-2020

White Township	-3%
Indiana Borough	0.50%
Indiana County	-6.30%



2022 Census Bureau On The Map

## Age, Income & Housing

	Median Age (years)	Median Value Owned Homes	Median Household Income	Persons Below Poverty
White Township	43.7	\$201,000	\$65,478	11.50%
Indiana Borough	22.1	\$123,300	\$44,784	19.80%
Indiana County	39.5	\$145,400	\$58,739	12.80%
Pennsylvania	40.9	\$261,100	\$76,081	11.80%
United States	38.7	\$337,900	\$78,538	12.40%

# PRIORITIES



White Township Supervisors: Timothy Vislosky, Sandi Gillette, Rich Gallo, George E. Lenz, and Gail McCauley

White Township has established clear priorities to guide future policies and projects. These priorities reflect community values and significant issues while providing a framework for growth, resource protection, and preservation of community character.

They consist of:

- A long-term goal defining the Township's desired identity and vision.
- Objectives identifying what to preserve, enhance, or transform.
- Guiding principles to ensure development decisions align with the vision.

Together, these elements form the basis for evaluating programs, projects, ordinances, budgets, and private development proposals, ensuring that all decisions support a sustainable, vibrant future consistent with the community's vision.

# GOAL

Promote the development and maintenance of high-quality residential areas in a variety of settings, ensuring that residents have diverse housing options within a community that provides comprehensive public services and amenities



## Quality Residential Areas

- Safe
- Healthy
- Clean
- Well-maintained



## Variety of Settings

- Traditional neighborhoods
- Single-family suburbs
- Rural areas
- Suburban Areas



## Full Service Community

- Commercial services meeting daily needs
- Job opportunities
- Parks & recreation for all
- Exceptional public services & facilities

# OBJECTIVES



## Preserve

- High quality Township roads and infrastructure
- High quality emergency services
- Residential properties
- Large areas of open, green space
- Natural and historic resources
- The rural farming community
- Rights and freedoms of citizens and property owners

## Enhance

- Job creation
- Township park system
- Walkability of main business corridors
- Availability of bike routes
- Use of public transportation
- Stormwater management
- Relationship between Township and Indiana University of Pennsylvania, and Indiana Borough
- Housing and services for an aging population
- Availability of affordable housing
- Community clean-up
- Recycling

## Transform

- Blighted properties
- Brownfield properties
- Abandoned/junk vehicles on properties
- Impact of new development on natural features and the environment

# DEVELOPMENT PRINCIPLES



**“Responsible growth means ensuring that new development includes the infrastructure it needs, without placing additional burdens on the Township or its residents.”**

Chris Anderson, Manager

- White Township will focus growth in designated areas, emphasizing development, revitalization, and rural resource protection while maintaining compatible community character.
- The Township will actively and efficiently apply its resources and governing authority to guide development in a manner consistent with the responsibilities entrusted to it by citizens and taxpayers.
- The Township prioritizes infill and redevelopment of vacant, underutilized, and brownfield sites, especially along major corridors with existing utilities and services.
- In areas where infrastructure is not currently available, new development will be expected to cover the costs of utilities, roads, and other necessary public improvements to ensure growth does not create an undue burden on the Township or its residents.

# PLANS



The *White Township 2026 Comprehensive Plan Update* builds upon the foundation of the *2020 Priorities* document and serves as an update to the Township’s 2008 Comprehensive Plan. This updated plan provides detailed guidance across several key elements, including:

- Land Use
- Housing
- Conservation
- Transportation
- Community Facilities
- Interrelationships

**“White Township’s growth stems from long-range planning, strong infrastructure, no real estate tax, and one of the state’s best recreation programs, creating a family-friendly, development-ready community.”**

George Lenz, Supervisor

Each section of this update outlines current conditions, challenges, and community needs, followed by recommendations for Township action. These recommendations range from concrete steps such as ordinance revisions and public improvement projects to broader strategies and problem-solving initiatives that require additional study and planning.

Together, the plans and recommendations identify the most effective opportunities to preserve and enhance White Township, ensuring continued growth, sustainability, and a high quality of life for residents.

# LAND USE PLAN



White Township has long emphasized the protection and enhancement of its residential areas. Today, it functions as a full-service community, supported by a network of Township parks, public facilities, and regulations that uphold health, safety, and overall quality of life.

Moving forward, the Township seeks to balance two complementary goals: safeguarding the interests of property owners while encouraging high-quality, sustainable development. Through ongoing updates to its Subdivision and Land Development Ordinance (SALDO), White Township will guide growth toward appropriate target areas and ensure that new development is compatible with existing neighborhoods. The Township's development preference is to prioritize infill opportunities, such as the reuse of open and vacant properties and the redevelopment of brownfield sites, rather than extending growth into rural areas.

## Strategies

- Direct infill and redevelopment to vacant and remaining open properties along primary transportation corridors.
- Prioritize revitalization of Wayne Avenue properties, including the area surrounding the Kovalchick Convention and Athletic Complex.
- Partner with the Indiana County Office of Planning and Development to coordinate future growth at Windy Ridge and other targeted locations for job-creating development.
- Review and implement, where appropriate, policies and recommendations from the 2016 Indiana Community University District Plan.
- Promote smart growth principles to ensure development is efficient, sustainable, and aligned with community goals.

## Priority Actions

Evaluate the potential adoption of special-purpose ordinances, such as:

- Access and driveway management regulations
- Expanded watershed-based stormwater management plans and ordinances
- Broader application of the Official Map ordinance
- Establishment of business improvement districts to support new sidewalk development

Assess the potential advantages of implementing land-use tools, including zoning, to guide growth and preserve community character

## Key Actions Achieved Since the 2020 Priorities Update

Updated and enhanced the subdivision and land development ordinance to address:

- Infill incentives such as increased density and height of development
- Traffic safety, including considerations for bicyclists and pedestrians
- Signage and lighting
- Improved buffer and landscaping
- Revised parking standards that result in less unused space and pavement



# HOUSING PLAN



Shifts in demographics, housing conditions, and institutional trends are shaping the current and future housing needs of White Township.

The Township's population is aging, creating a growing demand for specialized services and housing options. As older residents seek to sell their homes, many of which are older structures in need of maintenance or renovation, the market may experience increased turnover. At the same time, younger generations are showing a preference for walkable, traditional neighborhoods, which may increase the desirability of housing in these areas.

The combination of an aging housing stock and a higher rate of turnover raises the potential risk of blight. To address this concern, White Township has already developed an inventory of blighted properties and has actively applied its nuisance and dangerous structure ordinance. Through these efforts, several unsafe or deteriorated structures have been demolished and removed. However, additional strategies may be required to address properties with health and safety deficiencies before they reach a critical state of decline.

Another factor influencing housing needs is enrollment at Indiana University of Pennsylvania (IUP). Enrollment peaked in the 2012–2013 academic year at more than 15,000 students, but has since declined significantly, with only 9,082 students enrolled in the fall of 2025. This reduction has contributed to an oversupply of student housing, leaving a number of rental units and larger housing complexes vacant within the Township.

Looking ahead, the potential redevelopment of the Homer City Generation Station may introduce new demand for both short-term and long-term housing. This shift underscores the need for a balanced housing strategy that can adapt to changing conditions and support the Township's broader goals of stability, revitalization, and quality of life.

## Priority Actions

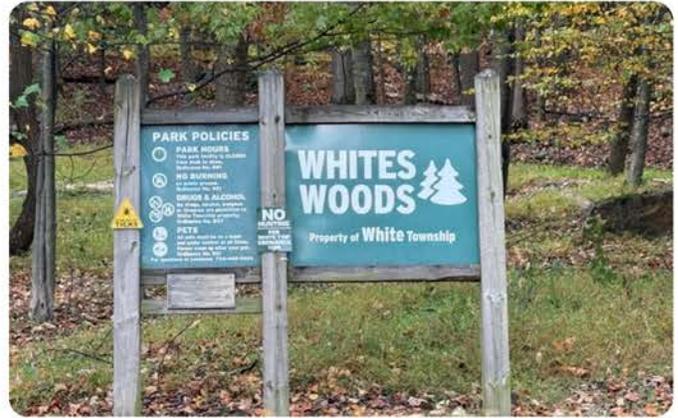
- Encourage the development of diverse housing options for seniors, including condominiums, patio homes, and townhomes, that provide opportunities to downsize, reduce maintenance responsibilities, and live in close proximity to essential services and community amenities.
- Strengthen tools to address blight by considering the adoption or expanded use of measures such as:
  - Rental housing licensing programs
  - A property maintenance code
  - Denial of permits to chronic code violators
  - Asset attachment for owners of blighted properties
  - Blight ticketing systems
  - Seek grant funding opportunities to support the remediation and removal of blighted or unsafe structures.
- Collaborate with developers to provide both temporary and permanent housing solutions in anticipation of workforce needs associated with the redevelopment of the former Homer City Generating Station

## Key Actions Achieved Since the 2020 Priorities Update

- Strengthen the subdivision and land development ordinance addressing student housing



# CONSERVATION PLAN



Stormwater runoff remains a major environmental challenge for White Township. After adopting the Stormwater User Fee in 2016, record rainfall in 2017 and 2018 highlighted flooding concerns and revealed deficiencies in older stormwater basins. The Township has since acquired and upgraded several basins, improving performance and reducing downstream impacts.

The stormwater fee, billed quarterly, applies to all properties with impervious surfaces at a flat rate for residential parcels and a sliding scale for non-residential properties. Revenue is deposited into a dedicated fund used solely for system maintenance and improvements, including basin repairs, ditch cleaning, and infrastructure inspections.

Floodplain management regulations adopted in 2012 continue to guide development within designated flood-prone areas. These regulations are designed to minimize property damage, protect public safety, and maintain eligibility for federal flood insurance programs. While new development in floodplains has been limited, property owners continue to express concern about restrictions on the sale, improvement, or redevelopment of land located in or near mapped flood hazard zones.

## Priority Actions

- Develop a capital improvement schedule to:
  - Support the Township's continued acquisition and modification of stormwater basins in alignment with policy standards
  - Collaborate with private property owners to inspect, repair, and improve existing stormwater infrastructure
- Use stormwater management fee revenues and actively apply for grants to fund capital improvements
- Update the Township's Stormwater Management Ordinance to strengthen standards aimed at mitigating flooding and other storm-related impacts.
- Implement FEMA's Community Rating System (CRS) to reduce flood insurance costs for property owners
- Revise ordinances to strengthen protections for steep slopes, wetlands, and riparian buffers
- Partner with local, regional, and state organizations on stormwater and watershed management projects
- Submit applications for FEMA and state flood mitigation grants, using stormwater fee revenue as matching funds
- Develop and carry out programs to control and reduce invasive species

## Key Actions Achieved Since the 2020 Priorities Update

- Promoted tick and mosquito awareness on Township-owned properties
- Prepared and implemented a forest stewardship plan
- Acquired several stormwater ponds to ensure their long-term maintenance and functionality.
- Completed a grant-funded, community-wide stormwater improvement project in Chevy Chase Heights.
- Upgraded and replaced multiple sections of aging stormwater infrastructure throughout the Township.

# TRANSPORTATION PLAN



Transportation in all its forms, including motor vehicles, public transit, biking, walking, rail, and air, is a vital component of both quality of life and economic development. White Township prioritizes ongoing transportation improvements and actively works to coordinate planning efforts with private developers, Indiana County, and the Pennsylvania Department of Transportation.

## Priority Actions

- Implement systematic functional upgrades to the roadway network in key corridors and growth areas.
  - Conduct roadway geometry assessments to address safety and efficiency concerns
  - Advance traffic calming measures along Shelly Drive
  - Expand multi-modal infrastructure, with emphasis on enhanced bicycle and pedestrian routes
  - Replace the traffic signal at the intersection of Indian Springs Road and Wayne Avenue
  - Improve the intersection of Indian Springs Road and Rustic Lodge Road.
  - Reconfigure and upgrade the North 5th Street / North 5th Avenue / Knox Street intersection

## Priority Actions (continued)

- Official Map & Transportation Enhancements:
  - Update the Official Map to include key future road connections: Lenz Road, Walmart access, and Rustic Lodge–Windy Ridge
  - Prioritize sidewalk and pedestrian network expansion, mapping critical corridors on the Official Map
  - Explore a Business Improvement District to fund sidewalk gap projects in commercial areas
  - Partner with PennDOT to integrate sidewalks and bike lanes into roadway projects
- Pursue state and federal grants to support transportation improvements

## Key Actions Achieved Since the 2020 Priorities Update

- Saltsburg Avenue paving and bike-friendly improvements to connect to Rose Street
- Acorn Street/West Point Circle Intersection and traffic calming Improvements
- Coordination with PennDOT on Oakland Avenue widening including the implementation of sidewalks and bike lanes



# COMMUNITY FACILITIES PLAN



White Township benefits from strong emergency services that provide reliable police, fire, and medical response to residents. Recent investments have further enhanced these services, including a new Pennsylvania State Police barracks, the Citizens Ambulance station on West Pike, and new fire stations serving both White Township and Indiana Borough. These facilities improve capacity and response times while reflecting the Township's commitment to public safety and regional cooperation. Continued investment in these services will help maintain this high standard in the years ahead.

The Township and Indiana Borough share responsibility for operating and maintaining the regional sanitary sewer system. During precipitation events, infiltration and inflow in the collection system contribute to overflows at the regional treatment plant. In response, the Township and Borough follow a corrective action plan supported by significant investments in flow monitoring, camera and manhole inspections, a new camera truck, and Supervisory Control and Data Acquisition (SCADA) technology at pump stations. In areas without public sewers, aging on-lot systems remain a concern.

## Priority Actions

- Sustain the Township's strong level of emergency services
- Update the Act 537 Sewage Facilities Plan to guide future wastewater management
- Implement capital improvements to reduce infiltration and inflow and expand sewer service where needed
- Pursue state, federal, and other external funding to support capital projects
- Maintain high-quality parks and expand recreational opportunities by promoting recreation, tourism, enhancing signage, access, and parking at Township facilities
- Prepare a Recreation and Open Space Plan to optimize operations, guide maintenance, and identify future improvements
- Periodically evaluate electric energy providers to ensure cost-effective service

## Key Actions Achieved Since the 2020 Priorities Update

- Conduct energy audits and install LED lighting in Township facilities



# INTER-RELATIONSHIPS PLAN



White Township and Indiana Borough share a number of important community issues that cross municipal boundaries and require ongoing collaboration. These include managing stormwater and flooding, maintaining and upgrading the regional sanitary sewer system, and addressing the impacts of the Indiana University of Pennsylvania campus, particularly in relation to student housing and neighborhood stability. Both municipalities also work together to strengthen public transportation networks that connect people to jobs, education, and services.

By recognizing these shared concerns, the Township and Borough can continue to coordinate planning and investment in ways that improve efficiency, reduce costs, and enhance the overall quality of life for the broader community.

## **Priority Actions**

- Conduct joint planning periodically between White Township, Indiana Borough, Indiana University of Pennsylvania, and Indiana County
- Continue to actively participate with Indiana Borough, Indiana County, and IUP in I-ACT, managing safety and emergencies for large celebratory events
- Continue collaboration with Indiana University of Pennsylvania and community stakeholders to advance the development of Confluence Park, transforming a former brownfield site into a community outdoor recreation asset

# RECREATION PROJECTS



## ONE TO THREE YEARS

- Recreation Complex amphitheater
- Kennedy-King Park restrooms
- Recreation Complex multi-use trails
- Expand recreational, nature, and education programming
- Kennedy-King batting cage(s) and equipment storage facilities
- Invasive plant control and native plantings
- Improve S&T arena building efficiency

## THREE TO FIVE YEARS

- Recreation Complex public fishing pond and fish hatchery
- Getty Heights walking trail
- Pavilion at the Recreation Complex pond
- Arena bleacher and dasher board replacement



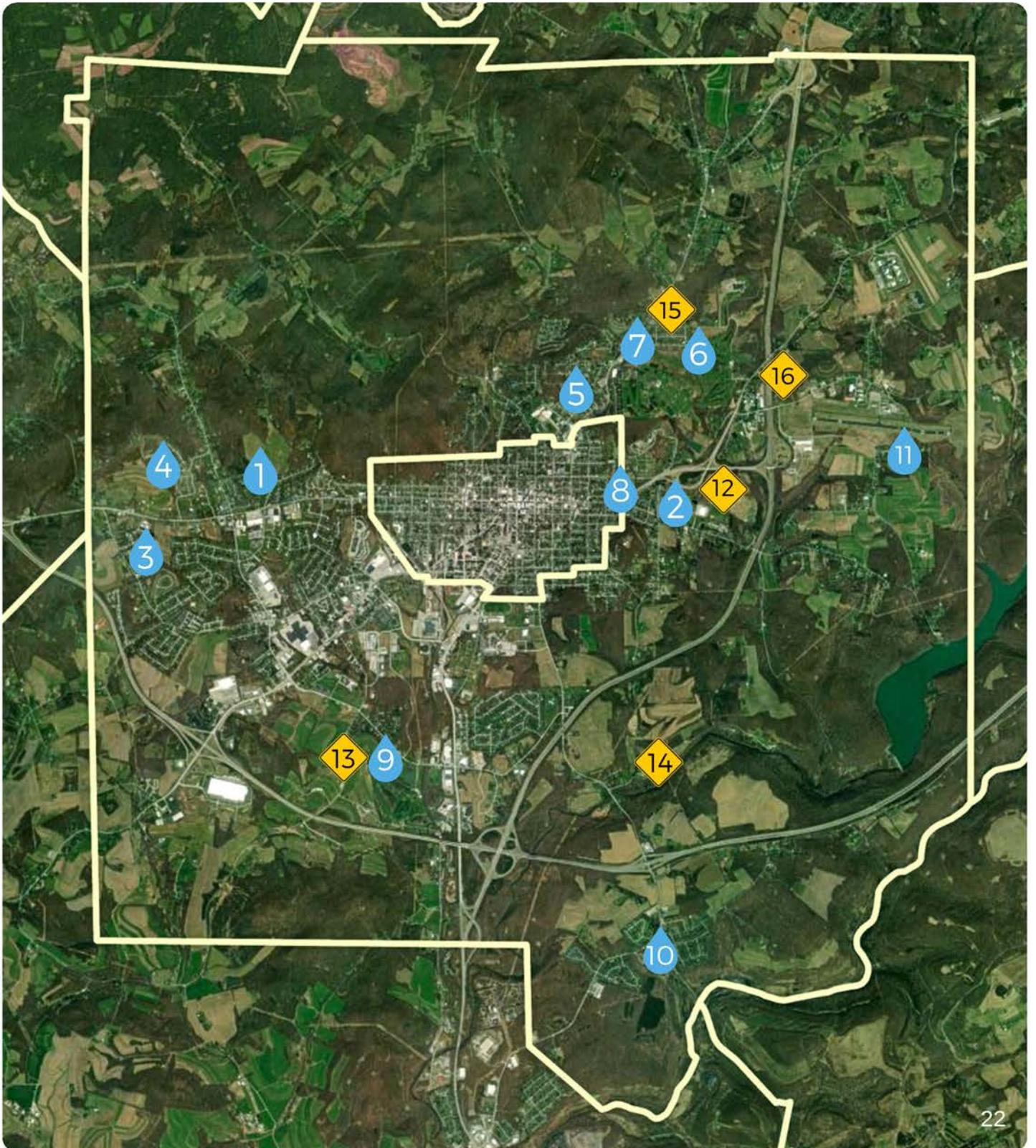
## FIVE TO TEN YEARS

- ADA accessible trail at the Recreation Complex
- Studio ice rink

## Key Actions Achieved Since the 2020 Priorities Update

- Replaced playground at the Recreation Complex
- Recreation Complex parking lot improvements
- Stormwater BMPs
- Recreation Complex 18 hole disc golf course in conjunction with the Disc Golf Association
- Kennedy-King Park softball field dugouts
- Arena turf/sport court renovation

# TODAY'S FACILITIES AND TOMORROW'S IMPROVEMENTS



# MAP KEY

## Stormwater Facilities and Projects

- 1 Mill Run stormwater pond and improvements
- 2 Recreation Complex stormwater improvements
- 3 Las Casitas stormwater pond takeover
- 4 Crystal Drive stormwater pond takeover
- 5 Chevy Chase stormwater improvements and rain garden
- 6 Eagle Avenue stormwater pond takeover
- 7 Wren Street stormwater pond takeover
- 8 White Township and Indiana Borough joint stormwater pond
- 9 White Township Municipal Building stormwater pond and rain garden
- 10 Forest Manor stormwater pond takeover
- 11 Apache Drive stormwater infrastructure improvements

## Major Infrastructure Projects

- 12 White Township amphitheater project—*Broke ground in 2025*
- 13 Ongoing White Township municipal building improvements
- 14 Waterworks Road landslide repair—*Completed in 2025*
- 15 Planned sanitary Sewer force main replacement and inflow and infiltration project
- 16 Route 286 sanitary sewer extension—*Completed in 2025*

Keep Blank for signed resolution