



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
February 12, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Matt Hammond; Michael Heaberg.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Frank Furman; Molly Morrison; Andy Wright.

STAFF PRESENT IN PERSON: Carol Stauffer, Acting Executive Director; David Blackburn; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Chris Patriarca; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Elise Davis; Angela Dracup; Richard Drake; Gwen Duli; Libby Horwitz; Ryan Mawhinney; Kevin Myers; Carolyn Oakley; Al Park; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Brandon Emig.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, February 12, 2025 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JANUARY 8, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond and Ms. Cosentino recused themselves from approving the January 8, 2025 meeting minutes.

Act 247 Reviews:

Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TWELVE (12) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-12-24-18354; SD-12-24-18346.

Mr. Cline recused himself from the following application: SD-12-24-18348.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews:

A MOTION TO APPROVE THE NINE (9) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews were higher than January 2024 for both residential lots and non-residential square footage numbers.

Next, Mr. Creary recognized the D&T teams' accomplishments: GIS team's update of the PA Route One and Route 724 Corridor Development Opportunity Sites application and formatting ArcGIS for other applications such as iPhones and tablets; Graphics team's creation of the Camp Bonsall Bridge Interpretive Signage.

Mr. Farkas, excluding second reviews, summarized the 2024 Act 247 development review activity and noted trends over the last decade for the following: proposed residential lots/units for single family, twins, townhouses, apartments, and mobile homes; proposed non-residential square footage for commercial offices, commercial hotels/resorts/inns, commercial retail/other, industrial, institutional, and agriculture; and percentage of proposed development activity in the Landscapes² and Landscapes³ growth area designations for both proposed residential lots/units and non-residential square footage. Next, Mr. Farkas, excluding second reviews, noted the top ten municipalities with the most proposed residential lots/units and the most non-residential square footage from 2022 to 2024. Mr. Farkas next reported on: major institutional and other plans from prior years which were approved and endorsed in 2024 to permit recording; and ordinance reviews over the past ten years.

Community Planning Division Update:

Ms. Griffin Rivera displayed the January municipal assistance projects map noting that there are 17 active single municipal-projects and five active multi-municipal projects. Ms. Griffin Rivera went on to summarize the following two projects noted on the map that have been completed: Brandywine Battlefield Phase Three - The Battle Ensues, Redcoats & Rebels. More information is posted on the [Planning Commission's website](#); and the Route 41 Corridor Improvement Study.

Next, Ms. Griffin Rivera announced the following dates for the 2025 VPP Cash Grant Round One: February 3 – grant round opened; March 17 – pre-application meeting deadline; March 21 – grant applications due by 4pm; and May 14 – grant awards announced.

Mr. Patriarca reported on the multi-municipal (Londonderry, London Grove, New Garden and Kennett Townships and Avondale Borough) Route 41 Corridor Improvement Study summarizing the following: the plan's vision; the planning process including foundation of previous studies, PennDOT coordination, community outreach, vision, and recommendations; the four segmented plan areas; and the plan recommendations including a transportation toolbox, tailored recommendations for each segment, municipal prioritization, and funding sources.

Sustainability Division Update:

Ms. Griffith reported that the 2025 Chester County Sustainability Summit and Expo is confirmed for Saturday, May 17 at West Chester University from 10-2 pending a signed contract. The event will be geared toward the general public including an optional presentation, a networking with neighbors' session, and an Expo with vendors.

Next, Ms. Griffith reported on the following January 2025 events: CCPC partnered with Montgomery County Planning Commission to hold a workshop for municipal managers, elected officials, and code officials to gain feedback on the counties' draft Building Energy Regulations and Incentives Toolkit. The final toolkit is anticipated to be available in March 2025; and a Municipal Environmental Advisory Councils (EAC) collaboration was held to help tie EAC's work into what the county is doing.

Ms. Griffith went onto to report that a federal level executive order was issued related to the new administration's change in direction for federal energy policy. Reimbursements for funding awards already in place for clean energy and alternative fuel planning and implementation are on hold until each agency can review its funding programs' alignment with new policy.

Lastly, Ms. Griffith reported that the draft report for the Brandywine Flood Study is complete and is [open for public comment](#) through March 1, 2025.

Multimodal Transportation Division Update:

Mr. Styche also reported that the federal funding pause may affect several transportation projects. The likely transportation projects that may be affected include the National Electric Vehicle Infrastructure (NEVI), Promoting Resilient Operations for Transformative, Efficient, and Cost-saving Transportation (PROTECT), and the Carbon Reduction Programs. Transportation work will continue and advance until the results of the Federal funding review is complete.

Director's Report:

Ms. Stauffer reported that Chester County 2020 is working on adding a transportation element, including official maps, to their existing training being offered. The transportation training will be similar to but separate from the PMPEI courses. Brian Styche has been assisting with the review of the draft course materials.

Next, Ms. Stauffer announced that the Planning Commission's new Executive Director, Matthew Edmond, will start next Tuesday, February 18.

Ms. Stauffer went on to report that Chester County Chamber of Business and Industry's State of the County event will be held on Thursday, February 20, 2025 and will honor Brian O'Leary.

Lastly, Ms. Stauffer noted that the 2024 Annual Report will be presented at next month's board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:25 PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in black ink that reads "Carol J. Stauffer". The signature is written in a cursive, flowing style.

Carol J. Stauffer, Acting Executive Director
Chester County Planning Commission

CJS/ncs