



THE COUNTY OF CHESTER



COMMISSIONERS

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Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
April 9, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair;
Stephanie Duncan; Molly Morrison; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Matt Hammond; Michael Heaberg.

STAFF PRESENT IN PERSON: Matthew Edmond, Executive Director; Carol Stauffer, Assistant Director; David Blackburn; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Gina French; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Colin Murtoff; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Angela Dracup; Richard Drake; Gwen Duli; Paul Farkas; Mark Gallant; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Jackson; Brandon L.

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, April 9, 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 MARCH 12, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. COSENTINO, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TWENTY-TWO (22) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Heaberg recused himself from the following application: LD-02-25-18425.

Mr. Hammond recused himself from the following applications: LD-01-25-18404; LD-02-25-18426; LD-01-25-18402; SD-01-25-18401.

Mr. Cline recused himself from the following applications: SD-02-25-18406; LD-02-25-18415; SD-02-25-18422.

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

A MOTION TO APPROVE THE SEVEN (7) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Morrison requested that CCPC staff brief the board on 247 reviews of interest each month.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MAJOR ACT 537 REVIEW WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPROVE THE SIX (6) MINOR ACT 537 REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: WCU Foundation/1338 Morstein Road, 53-1-2.1; Dutch Country Farm Market, 21-1-32.

Agricultural Security Area:

A MOTION TO APPROVE THE ONE (1) AGRICULTURAL SECURITY AREA ADDITION WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera displayed the March municipal assistance projects map noting that there are 17 active single municipal projects and four active multi-municipal projects.

Next, Ms. Griffin Rivera reported that the VPP grants subcommittee met regarding the 2025 VPP Cash Grant Round One applications. The grant award recommendations will be on next month's May 14, 2025 board agenda for board approval.

Lastly, Ms. Griffin Rivera reported on the following: Honey Brook Township and Borough's Comprehensive Plan Update; and Libby Horwitz, CCPC's Senior Housing and Economic Planner was nominated as a 2025 VISTA NexGen Superstar.

Mr. Blackburn reported that the Chester County Historic Preservation Network's Leadership luncheon serves to train and educate the municipal Historic Commissions and Historic Architectural Review Boards. These training and education sessions take place once in the Spring and once in the Fall. This Spring's luncheon on March 15, 2025 focused on the upcoming America 250 celebration.

Sustainability Division Update:

Ms. Griffith reported that CCPC is piloting a program to support HOAs in developing Sustainability Action Plans using CCPC's template. A meeting was held with representatives from municipal Environmental Advisory Councils to determine if their members would be interested in providing technical assistance to HOAs.

Next, Ms. Griffith reported that a kick-off meeting was held for the "Sustainability at the Pocopson Complex" project, which will involve developing a conceptual master plan for sustainable landscape improvements in partnership with the county's prison, youth center, and Pocopson Home. The Conservation District is applying for grant funding to conduct lawn to meadow conversion projects at multiple municipally owned sites, which includes the Pocopson Home pilot lawn conversion project.

Ms. Griffith went on to report that an internal kick-off meeting was held for the Transit Oriented Communities project. The project will identify potential locations for transit-oriented development as well as conceptual plans for improvements.

Lastly, Ms. Griffith reported that the Commissioners honored two recipients of Keep PA Beautiful Awards that were nominated by Keep Chester County Beautiful. The Volunteer of the Year awardee, Dave Shirey organizes a one-day clean-up event in New London Township every year. Recycling Services, Inc., a North Coventry non-profit recycling center, received the Community Partner Award for their critical support to the county's campaign sign collection event last fall.

Multimodal Transportation Division Update:

Mr. Styche reported that as part of DVRPC's Unified Planning Work Program, DVRPC is developing a Baltimore Pike Feasibility Study for a sidepath (multi-use trail) along Baltimore Pike in southern Chester County focusing on the heavily used segment of the Pike between Kennett Square and Avondale. This was requested by CCPC to follow up on the Baltimore Pike Bikeway recommendation made in the *Southern Chester County Circuit Trail Feasibility Study* completed by CCPC in 2021.

Next, Mr. Styche reported that MTP Staff attended an event sponsored by TMACC in conjunction with the Bicycle Coalition of Greater Philadelphia and Lower Merion Township to discuss the concept of expanding Lower Merion's Main Line Greenway westward into Chester County. The concept is to use locally designated roadways shared by cars and bicyclists combined with multi-use trails and easements through institutional campuses to form a safe, attractive bicycling mobility network.

Lastly, Mr. Styche reported that MTP's held the first of four quarterly Transportation Forums for Municipal Managers (and Secretaries). The intent of these Forums is to improve municipal relations and increase municipal participation in the transportation improvement development process. The next Forums are tentatively scheduled for June 26, September 25th, and December 11th.

Mr. Michael reported on the 2024 Protected Open Space Tracking data. An estimated aggregate 154,970 total acres were protected equaling 31.9% of the county. A more precise protected open space mapping has been identified.

Mr. Murtoff reported that the more precise protected open space mapping was achieved through GIS. The open space numbers have been correct but were mapped as the whole parcel. The improved mapping includes removing buildings and impervious surfaces allowing a more accurate view of the parcel's open space.

Design and Technology Division Update:

Mr. Creary introduced Gina French, CCPC's new Graphics Supervisor.

Next, Mr. Creary reported that a new item, 'this month last year' data is listed in the monthly overview of review submissions for yearly comparison purposes and also noted that development reviews are lower this month for both residential lots and non-residential square footage numbers.

Mr. Creary went on to report about CCPC's 75th anniversary plans which include the following: logo creation, including the logo into CCPC's email signature, website creation, and social media outreach. Each month will celebrate a decade ending this November with the present decade.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS and Technical teams Windows Hello implementation and app data maintenance; Graphics team's Town Tours and Village Walks brochure, Rural & Agricultural Communities brochure, and the Transportation Grants Guide.

Director's Report:

Mr. Edmond reported that the upcoming 2025 Chester County Sustainability Summit and Expo is confirmed for Saturday, May 17 at West Chester University from 10-2. CCPC is currently soliciting vendors and sponsors for the event and attendee registration is now open. Registration information can be found on [CCPC's event page](#).

Next, Mr. Edmond reintroduced Gina French and noted that CCPC is currently interviewing for Planner II and Planner III positions in the Community Planning Division.

Lastly, Mr. Edmond reported that CCPC will be more involved in the administration of Chester County 250. As a result, a part time administration position to support Chester County 250 has been approved and will be advertised.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:40 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs