



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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 351 East
May 14, 2025

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

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Molly Morrison; Andy
Wright.

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Angela Dracup; Richard Drake;
Gwen Duli; Paul Farkas; Carolyn Oakley; Al Park; Elle Steinman.

VISITORS PRESENT IN PERSON: Raman Patel.

VISITORS PRESENT VIA ZOOM: Ryan Mulligan; T Wilson.

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,
May 14, 2025 was called to order at 2:04 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Mr. Patel from Westtown Township commented on the increasing
population of deer in the County which results in increased property damage. Mr. Patel
noted that Westtown Township will be submitting an ACT 247 ordinance amendment for
review covering the increase in the allowable height of fences and walls in residential areas.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 9, 2025 MEETING OF
THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR.
HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS
VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Edmond noted that at the request of the Board at the last meeting, staff will highlight 1-2 notable submissions each month. Mr. Bruckno reported on the following Review of Interest: Newlin and West Bradford Townships, SD-03-25-18460.

A MOTION TO APPROVE THE TWENTY-FIVE (25) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: SD-03-25-18468.

Mr. Cline recused himself from the following applications: SD-03-25-18443; SD-02-25-18433; LD-03-25-18463; SD-03-25-18462; SD-03-25-18473.

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

A MOTION TO APPROVE THE EIGHT (8) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Area:

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

Ms. Conwell presented on the Agricultural Security Act 43 (ASA) process noting that enrollment in an ASA is required to participate in the County's farm preservation programs. Parcels included in an ASA are protected from public nuisance lawsuits and condemnation. More information can be found on CCPC's website at <https://chescoplanning.org/planreview/AgSecurity.cfm>.

Vision Partnership Program 2025 Round 1 Grants:

Ms. Griffin Rivera presented on the following four recommended VPP 2025 Round One Grant recipients: East Vincent Township, Corridor Study; London Britain Township, Open Space, Recreation and Environmental Resource Plan; Pennsbury Township, Comprehensive Plan Update; and Valley Township, Zoning Ordinance Update.

A MOTION TO APPROVE THE FOUR (4) RECIPIENTS TO RECEIVE VPP 2025 ROUND ONE GRANT FUNDING WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from approving the four (4) VPP 2025 Round One Grant recipients.

Vision Partnership Program 2025 Mini Grant:

Ms. Griffin Rivera presented on the following recommended VPP 2025 Mini Grant recipient: East Nottingham Township, Official Map and Ordinance.

A MOTION TO APPROVE THE ONE (1) RECIPIENT TO RECEIVE VPP 2025 MINI GRANT FUNDING WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that planning is nearly complete for the Sustainability Summit & Expo on May 17 at West Chester University. Program details can be found here: [Chesco.org/sustainability](https://chesco.org/sustainability).

Next, Ms. Griffith reported that a 1,000 SF pollinator garden was planted in front of the Justice Center. This project was led by the West Chester Green Team and the Chester County Facilities Dept., with support from CCPC's Sustainability Division and Keep Chester County Beautiful.

Ms. Griffith went onto report that a kickoff meeting for CCPC's Open Space Accelerator pilot project was held with the project steering committee and North Coventry Township. CCPC will support public engagement around the project at the Coventry Woods Festival on 5/18.

Lastly, Ms. Griffith reported on the following two projects that support the Keep Chester County Beautiful initiative. Planning is underway for campaign sign collection and recycling for the May primary election. Sustainability Division staff issued a survey to municipalities to understand the extent to which municipalities are aware of and addressing litter-related issues.

Multimodal Transportation Division Update:

Mr. Styche reported on the Southeastern Pennsylvania Transportation Authority (SEPTA) budget crisis noting that SEPTA has a \$213 million budget deficit in Fiscal Year 2025-26, which begins July 1. If funding solutions are not found in the State Budget, service reductions and fare increases will go into affect beginning this summer. For more information, please reference the April 10th SEPTA [Press Release](#) and the SEPTA Funding Crisis [Webpage](#).

Next, Mr. Styche reported that the Chester Valley Trail Phase IVa, a one mile extension of the existing CVT to the Oaklands Corporate Center, received three bids for construction. Due to the low bid and other related expenses, a budget amendment was passed at the March 19th Commissioners meeting to allow for the low responsible bid. The low bid was awarded to the Richard E. Pierson company in the amount of \$3,905,427.00 was approved by the Commissioners on April 9th. A pre-construction meeting has been scheduled for May 28th. A PECO Consent to Encroach agreement is on the May 21st Commissioner's meeting agenda.

Mr. Michael reported on the following 2024 Landscapes3 metrics highlighting data and trends from 2018 through 2024: Protected Open Space, Open Space Connectivity, Protected Farmland, Housing Diversity, Urban Center Prosperity, Public Transportation, Improved Travel Time, Workforce Development Progress, and Historic Tourism. More information can be found here: <https://chescoplanning.org/Landscapes3/0-Home.cfm>

Design and Technology Division Update:

Mr. Creary reported that 247 reviews have increased this month. Residential lots/units increased, Subdivision and Land Development reviews remained the same, and Commercial reviews were much higher.

Mr. Creary noted that CCPC's 75th anniversary webpage is continuing to be updated for each decade and highlighted the 1960's decade.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS and Technical teams' Farmers Market mapping in conjunction with trails, public transportation, and parks; Graphics team's Pollinator Corridor logo, identity creation, and renderings.

Community Planning Division Update:

Ms. Griffin Rivera displayed the April municipal assistance projects map noting that there are 18 active single municipal projects and four active multi-municipal projects. Ms. Griffin Rivera highlighted the Uwchlan Township Zoning Ordinance project.

Next, Ms. Griffin Rivera reported on the following: Mr. Patriarca, Mr. Gallant, and she took Mr. Edmond on a tour of Chester County highlighting projects that the planners are involved

with; a Chester County video was played highlighting Jeannine Speirs's work at CCPC; and the CPD team and other CCPC staff took a field trip to Hopewell Furnace.

Director's Report:

Mr. Edmond invited the board to attend the upcoming 2025 Chester County Sustainability Summit and Expo on Saturday, May 17 at West Chester University's Science and Engineering Center from 10-2.

Next, Mr. Edmond reported that an offer will be made for one of the Community Planner positions. Interviews are lined up for the other Community Planner position. Interviews are being scheduled for the part-time administrative position.

Lastly, Mr. Edmond: reiterated Ms. Speirs's Chester County's video highlight and Ms. Horwitz's Next Gen Vista Award; highlighted the new 2024 Protected Open Space Tracking (POST) report handout, which the Design and Technology team recently turned into an attractive publication; and noted that the 2024 Housing Report is posted on CCPC's website and can be found here: <https://chescoplanning.org/Housing/resources.cfm>.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:04 PM WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

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

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs