



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
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Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
June 11, 2025

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

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Stephanie Duncan; Doug Fasick; Frank Furman; Molly Morrison.

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; Luis Rodriguez; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Angela Dracup; Richard Drake; Gwen Duli; Paul Farkas; Libby Horwitz; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Mikey C.; Raman.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, June 11, 2025 was called to order at 2:03 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

PRESENTATION:

Ms. Horwitz gave an update on the 2024 Housing Report. Housing report numbers are based on assessment data. Major takeaways include: median housing prices increased; new home sales remained consistent with 2023 data; the median price for single-family detached homes was significantly higher than single-family attached sales prices, with both increasing from 2023; the number of overall sales decreased; affordability worsened; and new apartment construction remained consistent with 2023 data. The [2024 Housing Report](#) is posted on CCPC's website.

Ms. Morrison requested that CCPC share Managing For Results numbers with the Board.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 14, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that overall submission numbers for 247 reviews are down this month compared to May 2025 and May 2024. However, the SFR reviews have increased, but the apartments/townhomes have decreased. Non-residential square footage is also down.

Mr. Bruckno reported on the following Review of Interest: East Brandywine Township, SD-04-25-18492. This review promotes the following planning concepts: connectivity, intermunicipal cooperation, and protecting sensitive environmental features.

A MOTION TO APPROVE THE EIGHT (8) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-04-25-18495; LD-04-25-18478.

Mr. Cline recused himself from the following applications: SD-04-25-18492; LD-04-25-18480; SD-04-25-18485.

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. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-04-25-18486; SA-04-25-18494.

Act 537 Reviews:

A MOTION TO APPROVE THE TWO (2) MAJOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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

Mr. Cline recused himself from the following applications: East Brandywine Township, 120 Dowlin Forge Road, 30-6-20.1; West Brandywine Township, Traditions at Brandywine, 29-7-39.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that the Chester County Board of Commissioners approved the purchase of the former Philadelphia & Thorndale (P&T) branch rail corridor from PennDOT for \$1 at their May 21st meeting. Chester County will receive a dedicated easement through the SEPTA portion of the corridor to Ship Road. Next steps include the consultant selection processes to begin design for both Phase 1 and 2.

Design and Technology Division Update:

Mr. Creary noted that CCPC's 75th anniversary webpage is continuing to be updated for each decade and highlighted the 1970's decade.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS team's Chester County Map and TMACC's SCCOOT Bus Line Map; Graphics team's Farm Guide.

Community Planning Division Update:

Ms. Griffin Rivera displayed the May municipal assistance projects map noting that there are 18 active single municipal projects and four active multi-municipal projects. Ms. Griffin Rivera highlighted the West Grove Borough's Zoning Ordinance project.

Next, Ms. Griffin Rivera reported that the Battle of Brandywine was featured on many County news outlets.

Mr. Gallant reported that the Oxford Region consisting of Upper Oxford, Lower Oxford, East Nottingham, West Nottingham, and Elk Townships, and Oxford Borough started an update to their 2012 Multimunicipal Comprehensive Plan through a 2023 VPP grant. A public meeting was held in February 2024. A public survey was sent out in late 2024 and the results were discussed at another public meeting that was held last month. Mr. Creary reported on the signs that CCPC created and that will be used by the Historic Preservation Subcommittee.

Next, Mr. Gallant reported that CCPC won the small business category for TMACC's Bike to Work challenge.

Lastly, Ms. Griffin Rivera introduced Luis Rodriguez, CCPC's new Community Planner.

Sustainability Division Update:

Ms. Griffith reported that the Sustainability Summit & Expo was a success! Approximately 200 attendees participated in the expo, tours of the building, and presentations.

Next, Ms. Griffith reported that the EEAB's Clean Energy Subcommittee is exploring the development of a county Energy Plan that would provide a vision and intent for future power generation projects. The subcommittee is also in the beginning stages of planning educational programming for 2026 related to agrivoltaics.

Lastly, Ms. Griffith gave updates on the following: CCPC hosted a table at the Coventry Woods Festival to solicit public input on the pilot project for the Open Space Accelerator program; a collection event to recycle campaign signs from the primary election is underway; and Southeastern PA Sustainable Energy Partnership (county energy procurement consortium) is beginning the process of onboarding a first round of new public sector members.

Director's Report:

Mr. Edmond agreed that the Sustainability Summit was a huge success and thanked all staff who were responsible for it. The Town Tours and Village Walks kickoff is tomorrow at the Holy Trinity Church at 5pm.

Next, Mr. Edmond reintroduced and welcomed Luis Rodriguez, the Community Planning Division's newest Community Planner II. Interviews are underway for a Community Planner III and interviews are scheduled for the America250PA administrative support part-time position.

Lastly, Mr. Edmond reported on local concerns regarding House Bill 502, which would create a statewide energy siting board.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:41 PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in cursive script that reads "Matthew J. Edmond".

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs