



# 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  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 270  
July 9, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Michael Heaberg;  
Andrew Wright.

STAFF PRESENT IN PERSON: Matthew Edmond, Executive Director; Carol Stauffer, Assistant Director; Carolyn Conwell; Geoff Creary; Richard Drake; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Jake Michael; Patty Quinn; Luis Rodriguez; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: David Blackburn; Wes Bruckno; Steve Buck; Beth Cunliffe; Angela Dracup; Mark Gallant; Libby Horwitz; Gene Huller; Ryan Mawhinney; Kevin Myers; Carolyn Oakley; Chris Patriarca; Alex Sankaran; Jeannine Speirs; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Raman Patel.

VISITORS PRESENT VIA ZOOM: Stephanie Rogers.

## 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, July 9, 2025 was called to order at 2:02 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Mr. Raman Patel commented on a Westtown Township CCPC Act 247 ordinance amendment review letter regarding fences and walls. Mr. Patel hopes that the recommendations noted in CCPC's Act 247 ordinance amendment review letter will be implemented.

## PRESENTATION:

Ms. Rogers, Chester County's Project Manager for Strategic Planning and Managing for Results, presented on how Chester County implements performance management. The Strategic Plan is comprised of Commissioners' priorities and goals, and individual departmental strategic plans. Managing for Results is a performance management and measurement system that aligns county departments to the county government's overall priorities and goals. Priority based budgeting is budgeting at the program level focused on defined county priorities.

Ms. Quinn gave an overview of the recently-released Municipal Transportation Grants Guide and the Transportation Resources for Rural and Agricultural Communities. Both planning documents implement the following *Landscapes3* Connect goal recommendation: Advance implementation of transportation improvements. More information can be found for both planning documents on [CCPC's website](#).

#### ACTION ITEMS:

##### Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 11, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

##### Act 247 Reviews:

##### Subdivision and Land Development Reviews:

Mr. Creary reported that residential reviews in June were up with single-family residential (SFR) and apartment reviews were up significantly compared to May. Townhome reviews remained at zero, consistent with the same month (June) of the previous year. Subdivision and Land Development reviews were down this month compared with May.

Mr. Farkas reported on the following Reviews of Interest: Malvern Borough, SD-05-25-18530 and SD-05-25-18531 These reviews emphasize key planning concepts such as connectivity, walkability, and housing infill development near public transit.

A MOTION TO APPROVE THE SEVENTEEN (17) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: SD-05-25-18511.

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

A MOTION TO APPROVE THE SIXTEEN (16) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY DR. FASICK, SECONDED BY MS. COSENTINO, 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 MS. COSENTINO, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

### DISCUSSION AND INFORMATION ITEMS:

#### Design and Technology Division Update:

Mr. Creary noted that CCPC's 75<sup>th</sup> anniversary webpage is continuing to be updated for each decade and compared Eagle, PA's village during the 1970's to current day.

Lastly, Mr. Creary recognized the D&T teams' accomplishments: GIS team's Oxford Region Map and the county's comprehensive land use map; GIS and 247 teams' acquiring ChatGPT licenses; Graphics team's West Whiteland Comprehensive Plan's renderings.

#### Community Planning Division Update:

Ms. Griffin Rivera displayed the June municipal assistance projects map noting that there are 18 active single municipal projects and four active multi-municipal projects. Ms. Griffin Rivera highlighted the Kennett Square Visioning project's State Street revitalization study.

Next, Ms. Griffin Rivera highlighted The Liberty Tree Project. In partnership with Chester County's America250PA and the PA Masons, two seedlings from a colonial-era liberty tree located in Maryland were planted at the Brandywine Battlefield and the Paoli Battlefield sites.

Ms. Griffin Rivera went onto to report that the Town Tours and Village Walk's kickoff at West Chester's Holy Trinity Church was a great success with approximately 135 in attendance. The next town tour will be held at Warwick County Park on July 10.

Lastly, Ms. Griffin Rivera introduced Luis Rodriguez, CCPC's new Community Planner. Mr. Rodriguez summarized his background and what brought him to CCPC.

#### Sustainability Division Update:

Ms. Griffith reported that Ryan Mawhinney is working on a pilot project for the Open Space Accelerator Program which involves working with North Coventry Township on a stewardship plan for Coventry Woods Preserve. Ms. Griffith and Mr. Mawhinney visited the preserve and noted the significant Beech Leaf Disease that could potentially lead to widespread tree mortality.

Next, Ms. Griffith reported that CCPC, in partnership with EEAB and CCEDC, joined a Peer Learning Cohort organized by the National Renewable Energy Lab (NREL) focused on Navigating Electricity Load Growth and Associated Utility Grid Impacts.

Lastly, Ms. Griffith introduced the Sustainability Division's summer intern, Safira Juarez.

### Multimodal Transportation Division Update:

Mr. Styche reported on the following general status updates: SEPTA's Board approved the FY 2026 Operating Budget and the FY 2026 Capital Budget, which includes drastic service cuts; Transportation Improvement Inventory is wrapping up; CVT Phase IVa is in construction; CVT Enola Low Grade in Atglen and the Struble Trail/Marsh Creek Park connection designs are advancing; the West Chester Pike Coalition will meet in July; and the P&T corridor's Phase I trail design statement of interest is now posted on PennDOT's ECMS (Engineering and Construction Management System) website.

### Director's Report:

Mr. Edmond reported on the following upcoming CCPC events: TTVW's next town tour is July 10 at Warwick County Park. Tours run almost every Thursday through Aug 21, 2025 and tour details can be found on [CCPC's website](#); upcoming Fall events including a Transportation Forum, an Urban Centers Forum, and a multi-jurisdictional Housing Forum being organized with partners in Chester and Montgomery Counties; and the off-site October 8, 2025 CCPC Board meeting and tour will be held in the Oxford Region.

Next, Mr. Edmond reported on the following staff news: Luis Rodriguez is a new Community Planner; Bronwen Barnett is the new part-time CC A250PA administrative assistant; and the Community Planner III position offer has been accepted with an anticipated start date of Monday, July 14.

Lastly, Mr. Edmond reported on Local/Regional policy issues including SEPTA's budget and House Bill 1364.

### ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:44 PM WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Matthew J. Edmond, Executive Director  
Chester County Planning Commission

MJE/ncs