



THE COUNTY OF CHESTER



COMMISSIONERS

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PLANNING COMMISSION

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

Hybrid – GSC Suite 351 East
August 13, 2025

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

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Carol Stauffer, Assistant Director; Wes Bruckno; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Paul Farkas; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Nancy Shields; Jeannine Speirs; Jack Warner; Nina Weisblatt.

STAFF PRESENT VIA ZOOM: Chris Bittle; Angela Dracup; Richard Drake; Libby Horwitz; Patty Quinn; Luis Rodriguez; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

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, August 13, 2025 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Ms. Griffith presented an overview of the Energy Conservation Ordinance Toolkit which was created in collaboration with Montgomery County Planning Commission. Chester County has been convening the Local Government Climate Action Team, consisting of 15 municipalities who have committed to 100% clean energy. A project identified by this group includes what municipalities can legally enforce through their codes to require and incentivize a transition to cleaner energy. A Chester County Bar Association Municipal Solicitor reviewed and revised for this project. For more information, the Energy Conservation Ordinance Toolkit is posted on [CCPC's website](http://www.CCPC.org).

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JULY 9, 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 abstained from approving July 9, 2025 minutes.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that total reviews are slightly down compared to the same period last year. However, single-family residential activity is strong, showing a notable increase over last year's figures. Non-Residential Activity saw an above average boost in July.

Mr. Farkas reported on the following Reviews of Interest: West Goshen Township, SD-06-25-18549 and LD-06-25-18550. These reviews emphasize key planning concepts such as building height, parking setback variances, and historic preservation issues.

A MOTION TO APPROVE THE TWENTY-FOUR (24) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-06-25-18568 and LD-06-25-18562.

Mr. Cline recused himself from the following applications: SD-06-25-18557, SD-06-25-18581, SD-06-25-18582, LD-06-25-18565, SD-06-25-18567, LD-06-25-18561.

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 MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-06-25-18564.

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera displayed the July VPP municipal assistance projects map noting that there are 18 single municipal projects and 4 multi-municipal projects active across Chester County noting that the 2025 Fall Round 2 VPP application cycle is now open with pre-application meetings available through September 22 and full applications due by September 26.

Next, Ms. Griffin Rivera highlighted Pennsbury Township's historic zoning update, which focuses on resources for special uses and additional zoning provisions. Ms. Griffin Rivera also noted that CPD staff attended a transformation open house with Commissioner Josh Maxwell and others. This initiative involves purchasing deteriorated properties, renovating them, and converting them into affordable single-family homes while preserving their character.

Lastly, Ms. Griffin Rivera introduced CCPC's new Planner III, Nina Weisblatt. Ms. Weisblatt gave an overview of her background.

Ms. Speirs reported on the following recent and ongoing Brandywine Battlefield-related events and studies: Lafayette Day, July 26, 2025 was held at Thornbury Farm, commemorating the 200th anniversary of General Marquis de Lafayette's return to the United States. CCPC participated by staffing a public outreach table on battlefield studies; Brandywine Battlefield 12-Year Study is complete which includes the study's key discoveries. An Ohio-based documentary team is producing a film on Brandywine Battlefield and Lafayette Day.

Mr. Gallant introduced CCPC's summer intern Jack Warner and summarized the projects Mr. Warner worked on during his internship.

Sustainability Division Update:

Ms. Griffith reported that the Climate Action Plan update will begin soon. The County has re-enrolled in the state's Local Climate Action Program to assist with the update. This collaboration will provide updated greenhouse gas inventories, analytical tools, and professional development opportunities for students. The Environmental and Energy Advisory Board reviewed and provided input into the updated plan's structure.

Next, Ms. Griffith noted that she and Ms. Conwell are producing a Sustainable HOA video series which highlights sustainable landscaping projects in homeowners' associations.

Lastly, Ms. Griffith reported that the Community Development Department's Community Revitalization Program added eligibility for solar and EV charging projects in 2023. The first awarded solar project will be installed at Phoenixville Borough's new recreation center. The Preservation Partnership Program grant awards were announced and included several conservation easements and the acquisition of a segment of the Beaver Creek Trail in Caln.

Multimodal Transportation Division Update:

Mr. Michael reported that the Transportation Improvement Inventory is nearing completion, with the full report expected by the end of August. The Transportation Priority Projects brochure was reviewed by Chester County's state legislative caucus. A finalized draft will be sent to the caucus and the Chester County Commissioners for review by late August.

Next, Mr. Michael reported on the following trail updates: Chester Valley Trail (CVT)/Enola Low Grade extension to Atglen improvements are under Amtrak review, a prerequisite for right-of-way entry into the SEPTA-owned corridor; CVT Phase 4A work includes addressing sinkholes, coordinating with PECO for utility relocations, and installing a new trail bridge over Whitford Road; P&T Corridor Project – Downingtown's Trestle bridge will have enhanced barricades to prevent public access during rehabilitation design, addressing neighborhood safety concerns.

Lastly, Mr. Michael reported that Phoenixville Borough installed the first bus shelter supported by a county grant as part of the Bus Shelter Initiative. Work has begun on the Transportation Data Inventory & Evaluation project which compares pre- and post-COVID transportation conditions.

Design and Technology Division Update:

Mr. Creary noted that CCPC's 75th anniversary webpage is continuing to be updated for each decade and this month's historical spotlight focused on David Ward, who worked at CCPC for four decades.

Mr. Creary recognized the D&T teams' accomplishments: GIS team's mapping work for the Sustainability project at the Pocopson Complex; Graphics team's Town Tours and Village Walks' Lafayette Day and the Warwick Village tour photography along with West Whiteland Township's interior shopping center renderings.

Director's Report:

Ms. Stauffer reported that Town Tours & Village Walks series is winding down, with two events remaining: Hopewell Furnace on August 14 and Historic Yellow Springs on August 21.

Next, Ms. Stauffer reported on the following upcoming Fall events: Transportation Forum – planning is underway; Urban Centers Forum, September 25 online only; Housing Forum, November 13, organized by the Chester County Chamber of Business and Industry, with

CCPC participation; October 8 CCPC off-site Board Meeting & Tour in the Oxford region; and CCPC's 75th Anniversary Celebration, tentatively scheduled for late October.

Lastly, Ms. Stauffer reported that there is still no state budget resolution for the SEPTA Funding crisis which will result in their first round of service cuts set to begin August 24.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:18 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, Assistant Director
Chester County Planning Commission

CJS/ncs