



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – Oxford Borough Municipal Building
October 8, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Stephanie Duncan; Doug Fasick; Frank Furman; Matt Hammond; Michael Heaberg; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Geoff Creary; Angela Dracup; Richard Drake; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Luis Rodriguez; Nancy Shields; Jeannine Speirs; Brian Styche; Nina Weisblatt.

STAFF PRESENT VIA ZOOM: Wesley Bruckno; Carrie Conwell; Paul Farkas; Patty Quinn.

VISITORS PRESENT IN PERSON: Kathryn Cloyd; Pauline Garcia-Allen; Megan Moser.

VISITORS PRESENT VIA ZOOM: Zaid Ajlani; John McHugh; Samsung SM-S926U.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Oxford Borough Municipal Building, 1 Octorara Alley, Oxford, PA 19363 and via Zoom audio/video on Wednesday, October 8, 2025 was called to order at 3:37 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Mr. Zaid Ajlani with Kimley-Horn and Associates inquired about the scheduled date for the transportation summit. In response, Brian Styche stated that the summit will be held as a virtual public forum on Wednesday, November 19, 2025, from 7:00 P.M. to 8:00 P.M., and noted that registration will be available soon.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 10, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that compared to this month last year, total reviews for single-family homes have remained the same, apartment units have increased, townhome reviews have decreased, industrial reviews have slightly declined, and non-residential reviews have remained the same. Subdivision and Land Development reviews are on track with this month last year.

A MOTION TO APPROVE THE TEN (10) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-08-25-18630, LD-08-25-18631 and SD-09-25-18649

Mr. Hammond recused himself from the following applications: SD-05-25-18512 and SD-06-25-18587

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

A MOTION TO APPROVE THE ONE (1) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-09-25-18648

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that Alex Sankaran, from the Multimodal Transportation Planning Division, participated in a community panel discussion on Transportation Equity in Chester County, held at West Chester University. Dr. Bradley Flamm, who facilitated the discussion, stated that Alex did a great job, noting that Alex's perspective as both a former West Chester University student and a transportation planner provided valuable knowledge into transportation and public transit issues.

Next, Mr. Styche reported that he and Steve Buck presented at the WeConservePA Greenways & Trails Summit. Steve participated in a panel presentation titled “Advancing the Circuit Trails: Mile by Mile, County by County”. Together, Mr. Styche and Steve led a session titled “Countywide Trail Planning: From Concept to Implementation”, where they shared lessons learned from various trail planning efforts, including the CVT - Extension to Downingtown Study, the CVT – West, the Southern Chester County Circuit Trail Feasibility Study and the Chester County Trails Master Plan. Mr. Styche concluded that he and Steve are scheduled to present again in early 2026 as part of the APA PA Webinar Wednesday Series.

Additionally, Mr. Styche reported that the MTP Division held the third event of the quarterly Transportation Forum and plans to continue these into 2026 and beyond.

Lastly, Mr. Styche announced that 14 statements of interest were received and reviewed for the Phase 1 Design of Chester Valley Trail P&T Corridor. The review team successfully narrowed the submissions down to three finalists. Also, Mr. Styche confirmed that the deed has been signed and is in the process of being recorded for the county’s ownership of the Philadelphia & Thorndale (P&T) former rail corridor for purposes of extending the Chester Valley Trail westward.

Design and Technology Division Update:

Mr. Creary recognized Paul Farkas of the 247 team for promptly researching and retrieving 1950s subdivision plans for a county resident.

Mr. Creary went on to report that the graphics team is currently working on the Sustainable HOA video series, the West Whiteland Comprehensive Plan, materials for the APA PA Conference, and both a video and PowerPoint presentation for the Chester County Planning Commission’s 75th Anniversary Celebration.

Lastly, Mr. Creary reported that the GIS/Tech team is continuing its work on the Land Stewardship Project mapping, providing significant support to TMAcc, and developing an internal mapping series to assist with Open Space Prioritization.

Community Planning Division Update:

Ms. Griffin Rivera reported that the Community Planning Division participated in many events this past month. Luis Rodriguez and Jeannine Speirs represented the Chester County Planning Commission at Historic Chadds Ford Days on September 13th and 14th. The second event was the Paoli Battlefield Heritage Day on September 20th. The last event of the month was the 300th Anniversary of London Britian Township held on September 27th.

Next, Ms. Griffin Rivera reported that the Urban Centers Forum was held on September 25th in a webinar format, which was a great success.

Lastly, Ms. Griffin Rivera reported that Round 2 of the Vision Partnership Program has concluded. The applications will be reviewed by the subcommittee next week and will be presented to the Planning Commission Board next month.

Sustainability Division Update:

Ms. Griffith reported that CCPC is serving as this year's host community for the annual Fall Gathering of Environmental Advisory Councils, organized by WeConserve PA. The event will be held on Saturday, November 15th at the Penn State Great Valley Campus.

Next, Ms. Griffith reported that she is collaborating with Richard Drake on developing a Sustainable Landscape Management Plan for the county's prison complex in Pocopson Township. The project aims to identify potential landscape improvements that provide ecological benefits—such as lawn-to-meadow conversions, riparian buffers, and similar initiatives. The goal is to create a system internally that is more stewardship-focused rather than maintenance-focused.

Lastly, Ms. Griffith reported that planning is underway for the Fall Open Space Summit, which has been scheduled for Thursday, November 13th. The event will be held in a hybrid format, both at the Government Services Center and online. The summit is intended for members of the general public and others interested in open space preservation. There will be a variety of speakers, and the goal is to build education around what goes into open space preservation.

Director's Report:

Mr. Edmond thanked Pauline Garcia-Allen and Kathryn Cloyd from Oxford Borough for allowing CCPC to use the Borough Hall for the Planning Commission's board meeting and recognized Megan Moser, CXO for the County of Chester, for attending the board meeting.

Mr. Edmond reported on the following events:

- Upcoming APA PA Statewide Conference: Scheduled for October 12–14 in Harrisburg, with 15 CCPC staff members attending. CCPC will receive two awards: the Distinguished Service Award honoring Brian O'Leary and an award for the CCPC Trail Planning Series.
- 75th Anniversary Celebration: Tuesday, October 28 at Historic Yellow Springs, focusing on 75 years of CCPC accomplishments, honoring current/past staff, board members, and partners. The program will include stories, reflections, and a futurism panel with an emphasis on community and partnership contributions.
- Upcoming APAPASE's 2025 Annual Event: Scheduled for October 29th in Philadelphia. The topic will be America250, featuring former Chester County Commissioner Michelle Kichline as a speaker with Mr. Edmond serving as moderator.

Next, Mr. Edmond reported that the Transportation Priority Projects brochure has been completed and will be available on CCPC's website in the coming week.

Lastly, Mr. Edmond previewed topics for upcoming board meetings and noted a few minor changes that will be introduced in 2026.

- November 2025: VPP Round 2 will be discussed.
- December 2025: Presentation of the draft Work Program, with the goal of improving readability and clarity.
- January 2026: Adoption of the Work Program.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:03 PM WAS MADE BY DR. FASIC, SECONDED BY MS. COSENTINO, 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/amd