



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
May 13, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Matt Hammond; Molly Morrison; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Frank Furman.

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Paul Farkas; Ryan Mawhinney; Carolyn Oakley; Al Park; Chris Patriarca; Elle Steinman.

VISITORS PRESENT IN PERSON: Chris Christensen; Sue Carey.

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 and via Zoom audio/video on Wednesday, May 13, 2026 was called to order at 2:04 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Christensen reported on Chester County's Hazard Mitigation Plan, highlighting its completion and status with FEMA. He detailed a three-phase approach used to achieve 100% municipal participation. The plan includes comprehensive hazard and threat profiles for the county and individual municipalities and is awaiting final FEMA approval before implementation.

Mr. Michael reported on the following 2025 Landscapes3 metrics for the Preserve, Protect, and Appreciate goals highlighting data and trends from 2018 through 2025: Protected Open Space, Open Space Connectivity, Protected Farmland, Natural Resource Protection, Stream Health, Historic Inventory and Standards, and Historic Tourism. More information can be found here: <https://chescoplanning.org/Landscapes3/0-Home.cfm>.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR APRIL 8, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that single-family residential reviews were slightly lower than last year but generally consistent with the annual average. Apartment reviews declined significantly compared to prior periods. Twin homes saw a substantial increase this month. No mobile home reviews have been completed this year. Agricultural reviews increased during this month. The commercial sector review numbers were down compared to last year. Industrial reviews remained generally consistent with last year's pace. Although there were no institutional reviews completed during the month, overall yearly activity remains on par with last year's totals.

Mr. Bruckno reported on the following Review of Interest: Downingtown Borough, ZA-02-26-18839 – Zoning Ordinance Amendment. This review highlighted regulating fences in floodplain districts.

A MOTION TO APPROVE THE TWENTY (20) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-03-26-18852; LD-02-26-18843; SD-01-26-18787; LD-03-26-18867; LD-03-26-18865.

Mr. Cline recused himself from the following applications: SD-02-26-18840; CU-03-26-18866; SD-04-26-18881; LD-03-26-18861.

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

A MOTION TO APPROVE THE ELEVEN (11) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE FIVE (5) MINOR ACT 537 REVIEWS WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that public outreach for the Climate Action Plan update is currently underway. To date, the county has received more than 1,300 survey responses. The survey focuses on public perceptions and attitudes regarding climate change and resilience and will close at the end of the month. A second survey will gather input on proposed actions and priorities.

Next, Ms. Griffith announced the launch of a new lawn-to-meadow conversion initiative developed in partnership with the Conservation District through a DCNR grant. Seven municipalities have been selected to participate in the pilot program, with a kickoff meeting scheduled for the following week. The Conservation District will oversee contractor procurement. The program also includes training for municipal public works staff on meadow maintenance practices.

Ms. Griffith went on to provide an update on the Open Space Accelerator Program. Consultant selection is nearly complete. Funding is available for seven projects on a rolling, first-qualified basis. Eligible projects include land preservation plans, conservation subdivision ordinance updates, trail feasibility studies, trail ordinances, official maps, and parks and recreation planning efforts. Staff indicated that the program is intended to help municipalities advance recommendations already identified in local comprehensive or recreation plans.

Ms. Griffith concluded with details regarding the upcoming Open Space Summit scheduled for June 1 from 3:00 to 6:00 p.m. The event will bring together municipalities, conservation organizations, housing advocates, and agricultural stakeholders to discuss strategies for increasing access to farmland and affordable housing through conservation-oriented approaches. The program will feature national presenters followed by facilitated roundtable discussions.

Multimodal Transportation Division Update:

Mr. Styche reported that PennDOT has officially selected a preferred alternative for the US-30 Bypass/PA-10 interchange project. Officials noted that numerous alternatives were evaluated throughout the planning effort. The selected alternative received significant public feedback and was viewed favorably because it minimizes impacts to nearby environmental resources, particularly the Sadsbury Preserve. The project will continue into additional review stages, including value engineering and preliminary engineering, with future opportunities for public comment before construction advances. More information can be found here: www.us30-chesco.com.

Next, Mr. Styche announced the formal launch of the county's new on-road bicycle and active transportation planning initiative. The project, currently operating under the working title "Bikes and More: Chester County's Active Transportation Plan for Public Rights-of-Way," will focus on multimodal transportation within public rights-of-way, including bicycles, e-bikes, e-scooters, and other emerging mobility devices. CCPC has launched a project webpage and public survey and has begun outreach efforts. A virtual kickoff public meeting is anticipated for early June.

Design and Technology Division Update:

Mr. Creary discussed a collaborative project with Uwchlan Township involving the creation of a build-out plan. Because existing GIS mapping and parcel data had already been established, staff were able to efficiently expand the project scope with minimal additional effort. The graphics team continued work related to POST's Annual Report.

Next, Mr. Creary discussed the importance of regularly updating CCPC's photo library. Team members traveled throughout the county to capture new site photography. With the start of Town Tours and other public outreach, staff have been actively photographing events and communities as part of ongoing engagement effort. All newly captured photos are being uploaded, tagged, and organized within the organization's Flickr account for public viewing and future departmental use.

Community Planning Division Update:

Ms. Griffin Rivera reported that there was no growth in the current planning participation map because the VPP program is paused this year. However, the pause has allowed planners to focus on completing existing projects and bringing long-running initiatives to conclusion including the West Pikeland Parks, Recreation, Open Space, and Trail Plan that was officially adopted last month.

Next, Ms. Griffin Rivera gave an overview of CPD's division outing. Staff visited the Chester County Airport and the Chester County Public Safety Training Campus.

Lastly, Ms. Griffin Rivera reported that CCPC officially launched the annual Town Tours and Village Walks program under the theme “13 Tours for 13 Colonies.” The kickoff event was held inside the historic courthouse after the unveiling of Chester County’s America250PA bell. In addition to the walking tours, three armchair lecture-style tours will be offered this year. The next town tour was announced for the following evening in the Spring-Ford area.

Director’s Report:

Mr. Edmond reiterated that the Town Tours and Village Walks are underway, following a successful kickoff a few weeks earlier and the Open Space Summit is scheduled for June 1.

Next, Mr. Edmond reported that two CCPC positions are currently advertised - a full-time support staff position to assist with Act 247 plan submissions and a variety of administrative support duties and a housing/economic development planner position. Two additional positions are expected to be released and advertised within the next one to two months.

Mr. Edmond handed out the eight-page, graphically designed POST report publication and noted that the report will be posted online soon.

Next, Mr. Edmond reported that the Philadelphia Regional Chamber of Commerce is leading a regional effort to bring public, private, and nonprofit stakeholders together around transportation funding. The TIP public comment period is also expected to open soon.

Lastly, Mr. Edmond requested board feedback on a possible addition to the county’s online data center resources. Staff developed internal mapping showing areas where data center interest may be more likely based on factors such as power access, fiber optic networks, water, public sewer, and development corridors. The proposed tool would not identify specific sites but would help municipalities understand where they may want to review local ordinances and consider whether data center regulations are adequate.

Board feedback was mixed. Members raised concerns that such a map could be misinterpreted by data center proponents and opponents alike. Other members supported the concept, stating that it could be useful if clearly framed as municipal guidance. The general consensus among the board was to focus on factual information, such as where data center ordinances have been proposed or adopted, rather than mapping potential development interest.

Mr. Edmond agreed to take the feedback to the management team for further internal discussion.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:36PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, 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