



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
June 10, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Frank Furman; Matt Hammond; Mike Heaberg.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Molly Morrison.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Carrie Conwell; Geoff Creary; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Erin Luchetti; Jake Michael; Nancy Shields; Brian Styche; Amy Zimmerman.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Beth Cunliffe; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman.

VISITORS PRESENT IN PERSON: Robert Boos; Seung Ah Byun; Steven Kline; Rebecca Hayden.

VISITORS PRESENT VIA ZOOM: Evan Leahy.

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, June 10, 2026 was called to order at 2:02 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Boos presented on PENNVEST's funding programs for clean water infrastructure projects in Pennsylvania. PENNVEST manages a state revolving fund with over \$15 billion invested across 5,400 projects since 1988, providing low-interest loans (1%-2.25%) and some grants for drinking water, wastewater, stormwater, and other non-point source projects across the Commonwealth. The agency meets quarterly to approve funding applications for construction-ready projects and offers electronic application processing through a web-based system.

Mr. Michael reported on the following 2025 Landscapes3 metrics for the Live, Prosper, and Connect goals highlighting data and trends from 2018 through 2025: Affordable Housing, Housing Diversity, Access to Parks, Solid Waste, Non-residential Development, Urban Center Prosperity, Workforce Development Progress, Active Transportation, Public Transportation, Improved Travel Time, Coordinating Utilities, and Utilities Consistency. 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 MAY 13, 2026 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 development review activity for the month was significantly influenced by the White Clay Point project, which caused a substantial increase in the average monthly proposed residential units compared to last year's average. No apartment units were proposed during the month, remaining significantly lower than last year. Year-to-date monthly average townhome, twin, and agricultural subdivision proposals are higher than last year's monthly average. No mobile home or industrial development proposals were received this month. Institutional development activity increased slightly and remains consistent with levels observed during the previous year.

Mr. Farkas reported on the following Review of Interest: West Chester Borough, LD-04-26-18882. This submission is the third distinct design proposal reviewed for this site. All three unique iterations remain active concurrent applications.

A MOTION TO APPROVE THE THIRTEEN (13) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-03-26-18871; LD-04-26-18900; SD-04-26-18903; SD-04-26-18890.

Mr. Cline recused himself from the following applications: LD-04-26-18900; SD-04-26-18903; SD-04-26-18895; LD-04-26-18882.

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

Mr. Cline recused himself from the following application: CA-04-26-18904.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MAJOR AND THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MR. FURMAN, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: East Marlborough Township; New Bolton Center Veterinary Diagnostic Center.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche highlighted activities held during Bike Week (May 11–15) in partnership with TMACC and other regional organizations. Steve Buck was the featured presenter at TMACC's Breakfast Briefing. CCPC participated in Bike to Work Day and won the Horns Trophy for the most participation from a large company.

Next, Mr. Styche reported on the successful reopening of St. Peter's Road, which had been closed due to severe slope instability that threatened a portion of the roadway. Construction was completed by Loftus Construction at a cost of just under \$7 million. This project had previously been identified as a priority in the county's Transportation Priority Projects Brochure.

Lastly, Mr. Styche reminded attendees that the first public meeting for the Bikes (and More!) Plan will be held virtually later this evening at 7p.m. Additional opportunities for involvement and input into plan development are anticipated later this fall.

Design and Technology Division Update:

Mr. Creary reported on a successful collaborative effort between CCPC and the Chester County A250 Commission to create and distribute commemorative Chester County A250 flags across Chester County.

Next, Mr. Creary provided an update on efforts to preserve and modernize historical digital content. Several educational animations originally created in Adobe Flash had previously been converted to HTML5. The final remaining animation, the Battle of the Clouds, had not yet been updated to HTML5, but was successfully migrated from Flash into Adobe Animate and exported as a usable video format.

Lastly, Mr. Creary highlighted ongoing work by the GIS team to modernize and improve county mapping resources. The Agricultural Security Area mapping project is being converted into a new interactive application. As part of this effort, staff completed the integration of municipal future land use maps, countywide zoning maps, and georeferenced planning data.

Community Planning Division Update:

Ms. Griffin Rivera provided an update on active municipal planning projects across the county. Two major multi-municipal projects remain underway, and 20 single-municipality projects remain active. Recently Completed Projects include Caln Township's Zoning Ordinance Amendment, West Nantmeal Township's Comprehensive Plan, and Downingtown Borough's Parking Study.

Next, Ms. Griffin Rivera reported that Jeannine Speirs and David Blackburn presented Living Landscapes - Bridging Cultural Heritage and Conservation, at a conference in Harrisburg.

Ms. Griffin Rivera went on to report that the Town Tours and Village Walks Program is fully underway. In addition to the traditional "13 Tours for 13 Colonies" program, staff reintroduced Armchair Tours, a lecture series offering educational programming. The Chester County 250 eNewsletter has expanded from a monthly publication to a weekly format to accommodate the growing number of events and activities.

Lastly, Ms. Griffin Rivera provided an update on recruitment efforts for the Housing and Economic Development Planner position. A new, more creative and visually engaging job advertisement was developed for social media platforms.

Sustainability Division Update:

Ms. Griffith welcomed two summer interns, Amy Zimmerman and Erin Luchetti who will assist with planning and sustainability initiatives.

Next, Ms. Griffith reported significant progress on the county's Climate Action Plan Update. Public outreach activities have been conducted throughout April, May, and June at numerous community events. Two surveys were conducted and results are currently being analyzed, with findings expected to be presented to the board once data collection is complete.

Ms. Griffith went onto report that CCPC and the Chester County Conservation District launched a collaborative municipal meadow initiative funded by a grant awarded by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

Next, Ms. Griffith announced the upcoming launch of the Open Space Accelerator Mini-Grant Program. The program is designed to help municipalities advance planning and implementation strategies for projects identified in comprehensive plans or open space and recreation plans. Selected consultants are currently being finalized through the contracting process.

Ms. Griffith went onto report that the Open Space Summit focused on applying land conservation strategies to broader community challenges. The summit brought together stakeholders from the agricultural, housing, and conservation sectors.

Lastly, Ms. Griffith provided an update on efforts to expand food-waste composting opportunities within Chester County. CCPC partnered with Ag Connect, the Chester County Economic Development Council, and the Chester County Solid Waste Authority to examine opportunities for farm-based composting operations.

Director's Report:

Mr. Edmond provided updates on the following ongoing public engagement initiatives. The Town Tours and Village Walks Program continues throughout the summer. This program will take a brief hiatus after the June 18 tour resuming with the July 16th tour. The Chester County 250 flag campaign continues to expand countywide visibility for the semiquincentennial celebration.

Next, Mr. Edmond announced a partnership with Chester County 2020 to revive and expand the county's planning awards program. The awards program had previously focused primarily on citizen planners but was discontinued during the COVID-19 pandemic. The revitalized program will feature broader award categories. The awards ceremony is scheduled for October 15, 2026. Municipalities, organizations, consultants, and individuals will be encouraged to submit nominations, including self-nominations.

Mr. Edmond went onto report strong participation in this year's internship program.

Next, Mr. Edmond announced that CCPC plans to submit the Data Center Ordinance Project, developed in partnership with Montgomery County, for consideration in the Pennsylvania Chapter of the American Planning Association (APA PA) annual awards program.

Mr. Edmond went onto report the following planning updates: West Whiteland Township is expected to adopt its updated Comprehensive Plan; updated Housing and Non-Residential Development Reports are expected to be released in the coming month; and the public comment period for the region's Transportation Improvement Program (TIP) Update will be open until June 22.

Lastly, Mr. Edmond concluded with a discussion of long-term population trends in Chester County. According to DVRPC projections, Chester County is expected to gain approximately 100,000 additional residents over the next 25 years, moving it from the 7th largest county in Pennsylvania to the 5th largest within the next decade. The projected growth reinforces the need for proactive planning efforts.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:48PM WAS MADE BY MR. FURMAN, 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