



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

Chester County Environmental and Energy Advisory Board **Hybrid Meeting – GSC Room 351E/Zoom**
Government Services Center
January 28, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Welcome to new member *Paul Spiegel, Chair*
Chinaza Akobi, Citizen Representative
- 2:05 p.m. 2. ACTION ITEMS
- A. Appointment of 2026 Officers *Nominating Committee*
 - B. Adoption of October 22, 2025 Minutes *EEAB Chair*
 - C. Adoption of December 4, 2025 Special Meeting Minutes *EEAB Chair*
 - D. Climate Action Plan update process and 2026 Board Meeting Dates *EEAB Chair*
- 2:15 p.m. 3. DISCUSSION ITEMS
- A. Climate Action Plan Discussion *Rachael Griffith*
 - 1) *Greenhouse gas inventory presentation* *LCAP Student Team*
 - B. EEAB Subcommittee Reports
 - 1) Environmental Subcommittee *Seung Ah Byun, Subcommittee Chair*
 - 2) Clean Energy Subcommittee *Kevin Warren, Subcommittee Chair*
 - C. Discussion of CCPC 2026 Work Program *Matt Edmond, Rachael Griffith*
- 3:30 p.m. 4. UPDATES AND COMMENTS
- A. Planning Commission Director's Report *Matt Edmond*
 - B. Sustainability Director's Report *Rachael Griffith*
 - C. Facilities Director's Report *George Martynick*
 - D. Other Updates from the Board *Board Members*
 - E. Public Comment
- 4:00 p.m. 5. ADJOURNMENT

Attachments:

- Draft October 22, 2025 Minutes
- Draft December 4, 2025 Minutes
- For consideration: Revised dates for 2026 EEAB meeting schedule
- Greenhouse gas inventory report
- 2026 CCPC Work Program
- Clean Energy Subcommittee Draft Energy Strategy Plan with Stakeholders
- Department Updates – Jan. 2026



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Environmental and Energy Advisory Board
Government Services Center Room 351E/Zoom

October 22, 2025
Hybrid meeting

DRAFT MINUTES

MEMBERS PRESENT IN PERSON: Paul Spiegel, Chair; Carol DeWolf, Vice-Chair; Kelsey Boyd; Seung Ah Byun; Steve Krug.

MEMBERS PRESENT VIA ZOOM: Jeff Byers; Mark Connolly; Madhu Gurthy; Marcus Kohl; Dave Stauffer; Kevin Warren; Wyatt Williams.

OTHERS PRESENT IN PERSON: Tom Bonner; Richard Drake; Jeanne Franklin; Rachael Griffith; Gene Huller; Kate Hutelmyer; Ryan Mawhinney; Sally Warren.

OTHERS PRESENT VIA ZOOM: Jaxon Dierker.

CALL TO ORDER:

The Environmental and Energy Advisory Board meeting, held in the Government Services Center in Room 351 East and via Zoom video/audio on Wednesday, October 22, 2025, was called to order at 2:33 P.M. by Chair, Paul Spiegel. Mr. Spiegel introduced the newest member of the board, Jeff Byers, representing PECO Energy.

Approval of July 23, 2025, Minutes:

A MOTION TO APPROVE THE MINUTES FROM THE JULY 23, 2025, MEETING WAS MADE BY MR. KRUG, SECONDED BY MS. BYUN, AND PASSED BY UNANIMOUS VOTE OF THE BOARD. MOTION CARRIED.

DISCUSSION ITEMS:

Meeting Start Time: Mr. Spiegel introduced the idea of extending the time this board meets to allow more time to discuss important issues.

A MOTION TO APPROVE THE EEAB MEETING START TIME TO 2 PM AND END AT 4 PM MEETING WAS MADE BY MR. KRUG, SECONDED BY MS. BYUN, AND PASSED BY UNANIMOUS VOTE OF THE BOARD. MOTION CARRIED.

Nominating Committee: Mr. Spiegel raised the issue that nominations will be needed for Officers at the next EEAB meeting.

SUBCOMMITTEE REPORTS

Environmental Subcommittee: Ms. Griffith reported that Ms. Colby-Cummings has been compiling a new webpage for Environmental Advisory Councils (EACs) on the Chester County Planning Commission site.

The subcommittee is also supporting CCPC to host WeConservePA's EAC Fall Gathering which will be held at Penn State Great Valley on Saturday, November 15, 2025, from 8:30 am to 4:00 pm.

Clean Energy Subcommittee:

Mr. Warren reported the committee is still working on an Agrivoltaics Event in 2026, and the subcommittee attended the Penn State Extension Energy Team's Energy and Agriculture Conference on October 10, 2025, with a spotlight on solar and biogas technologies.

Mr. Warren reported on the status of various federal energy programs. There was a discussion on a range of PA state legislative bills affecting data centers, data centers, and solar on warehouses.

PRESENTATION: Data Centers' Potential Impact in SE PA

Mr. Byers, newest EEAB board member representing PECO, gave a presentation with Tom Bonner, PECO's Director of Policy and External Affairs, on *"Understanding Data Centers and their Impact on the Electric Grid"*.

Ms. Griffith raised the issue of finding good municipal guidance on zoning for this increased demand with regard to sound/noise, water usage, power use, emergency services, along with the risk of large-scale diesel storage needed to supply backup generators. Discussion on how HB502 would offer power plant developers consistent regulation statewide, but strip away local municipal control on zoning issues.

As no power generation facilities exist in the county (aside from distributed solar PV), Mr. Krug said the new energy demands were proof that we need a Chester County Energy Strategy. He cited the Chester County Chamber of Business and Industry 2025 Legislative Agenda, which prioritizes energy generation/availability.

The Board returned to the Clean Energy Subcommittee's report. Mr. Connolly reviewed the draft Chester County Energy Strategy Plan. Energy efficiency, assurance planning (resilience, safety, community strength), and expanding renewable energy, including supporting agriculture-based energy innovation like Agrivoltaics, were main points stated. Ms. De Wolf suggested adding local municipal input as stakeholders in this plan.

Discussion on the process to review and approve this draft Energy Strategy Plan and to figure out if this will be a stand-alone policy, or part of Landscapes4, or the Climate Action Plan.

Sustainable Landscape Management Plan Discussion

Ms. Griffith presented CCPC's work on developing a Sustainable Landscape Management Plan for the county's Prison complex. She proposed that the Environmental Subcommittee meet separately to provide input on the Plan. Mr. Stauffer shared that Penn State Main Campus has an excellent Sustainable Master Plan that might offer good ideas. Mr. Krug shared that West Chester University recently switched from a coal-fired to a geo-thermal system for the entire campus.

UPDATES AND COMMENTS:

Planning Commission Director's Report - Ms. Griffith reported on behalf of Mr. Edmond, who was unable to attend today's meeting. The Planning Commission invites this board to submit any project

suggestions for the 2026 Work Program. The Climate Action Plan will undergo an update beginning in 2026. CCPC won two awards from the PA Chapter of the American Planning Association at their annual conference recently: 1) Trail Planning Series award; and 2) former Executive Director Brian O'Leary was honored with the Distinguished Service Award. Several [Chester Valley Trail Updates](#) were mentioned and detailed information is on the website.

Sustainability Director's Report – Ms. Griffith shared that the County's [Department of Community Development \(DCD\)](#) awarded the Phoenixville Recreation Center \$550,000 through its Community Revitalization Program to install a solar panel array.

Regarding the Sustainable Energy Partnership of Southeast PA, DVRPC is using grant money they received from the National Renewable Energy Lab (NREL) to fund a consulting firm to outline energy reduction strategies for the county as part of the Sustainable Energy Partnership (SEP). SEP welcomed its first non-county member: Uwchlan Township. The Planning Commission is holding an Open Space Forum (open to the public) on Thursday, November 13. DVRPC is finalizing the Comprehensive Climate Action Plan for the Philadelphia metropolitan area, funded by the US EPA, and this will be a reference for the County's Climate Action Plan update.

Facilities Report – Ms. Griffith reports on behalf of Mr. Martynick who could not attend. Facilities is finalizing design of the public EV charging project that will be installed in 2026. The department is forming a Southeastern PA County Facility Department Energy Conservation Working Group through the Sustainable Energy Partnership of Southeast PA.

Updates from the Board: There were no further updates from the board.

Public Comments: There were no public comments.

The next quarterly meeting will be on January 28, 2026.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN WAS MADE AT 4:35 PM. BY MR. KRUG AND SECONDED BY MS. BYUN, AND PASSED BY UNANIMOUS VOTE OF THE BOARD.

Respectfully submitted,

Matthew J. Edmond, Secretary

MJE/RG/saw



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Environmental and Energy Advisory Board
Government Services Center Suite 270/Zoom

December 4, 2025
Hybrid meeting

DRAFT MINUTES

MEMBERS PRESENT IN PERSON: Seung Ah Byun; Matthew Edmond.

MEMBERS PRESENT VIA ZOOM: Paul Spiegel, Chair; Carol DeWolf, Vice-Chair; Jeff Byers; Kelsey Boyd; Ann Colby-Cummings; Mark Connolly; Madhu Gurthy; Marcus Kohl; George Martynick; Dave Stauffer; Christian Strohmaier; Kevin Warren.

OTHERS PRESENT IN PERSON: Rachael Griffith; Gene Huller; Sally Warren.

CALL TO ORDER:

The Environmental and Energy Advisory Board meeting, held in the Government Services Center in Suite 270 and via Zoom video/audio on Thursday, December 4, 2025, was called to order at 11:01 A.M. by Secretary Matthew Edmond.

The 2026 Meeting Schedule was proposed to be held quarterly on the 4th Wednesday of the month from 2 to 4 pm, hybrid/zoom including physically at the Government Services Center, 601 Westtown Road, West Chester, PA 19380, unless otherwise noted on these dates: January 28, 2026, April 22, 2026, July 22, 2026, and October 28, 2026.

Approval of 2026 Meeting Schedule:

A MOTION TO APPROVE THE 2026 MEETING SCHEDULE WAS MADE BY MS. DE WOLF, SECONDED BY MR. STAUFFER, AND PASSED BY UNANIMOUS VOTE OF THE BOARD. MOTION CARRIED.

Public Comments: There were no public comments.

The next quarterly meeting will be on January 28, 2026.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN WAS MADE AT 11:12 A.M. BY MS DEWOLF AND SECONDED BY MS. COLBY-CUMMINGS, AND PASSED BY UNANIMOUS VOTE OF THE BOARD.

Respectfully submitted,

Matthew J. Edmond, Secretary

MJE/RG/saw



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CHESTER COUNTY ENVIRONMENTAL AND ENERGY ADVISORY BOARD

Proposed Revised 2026 Meeting Schedule

Every-other-month on the 4th Wednesday of the month from 2 to 4 pm
(beginning in February 2026)
Government Services Center,
601 Westtown Road, West Chester, PA 19380,
unless otherwise noted.

January 28, 2026

February 25, 2026

April 22, 2026

June 24, 2026

August 26, 2026

October 28, 2026

Exception due to holidays December 16, 2026



2026 WORK PROGRAM

PRESERVE

PROTECT

APPRECIATE

LIVE

PROSPER

CONNECT

Table of Contents

1. Using the Work Program
2. Landscapes³ Implementation
 - Preserve Work Program
 - Protect Work Program
 - Appreciate Work Program
 - Live Work Program
 - Prosper Work Program
 - Connect Work Program
3. Community Planning
4. Innovation
5. Ongoing Activities
6. Communication Plan

12.11.25
DRAFT

1. USING THIS WORK PROGRAM

The 2026 Work Program lists planned projects and events for 2026 and provides administrative project information including:

Project Staffing

The lead division is listed under each project. In the case of multi-division team efforts, other divisions involved in the project are also listed.

Time Frame

The time frame reflects the general timing of the project during the upcoming calendar year while noting if it will be a multiyear project.

Funding

In some cases, specific grants are helping to fund efforts. These are noted when applicable.

Staff Resources

There are three levels of staff resources — limited, moderate, and significant. Limited usually involves one person or a smaller team for a project that can be completed relatively quickly or easily. Moderate usually involves a larger project managed by one person or a small team. Significant projects involve multiple people or divisions.

Communications

Three levels of communications are identified for each project. These levels are focused on the four primary audiences of municipalities, implementation partners, policymakers, and the public.

Communications Level I - A level I project pertains to a single event or entity. It can also be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.



Communications Level II - A level II project spans over a few months up to two years and includes more than one audience group. It also includes projects that have several public meetings, events, or an in-depth study.

Communications Level III - A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings, and events. Extensive coordination with the executive director and the Chester County Commissioners is often necessary.

Scoping Meetings

Scoping meetings provide an initial understanding of major projects, anticipated timeframe, expected level and type of assistance needed, and provide an opportunity for input on issues from attendees. The need for a scoping meeting is determined by the size and complexity of the project and is especially important for projects that involve multiple divisions. Follow-up meetings with the production and communications teams may be needed as the project progresses.

2. SIGNIFICANT LANDSCAPES3 IMPLEMENTATION EFFORTS

The items that follow are proposed projects and events for 2026 that implement Landscapes3. This section of the work program is structured around Landscapes3 and its six goal areas – Preserve, Protect, Appreciate, Live, Prosper, and Connect.

These projects and events are larger scale efforts that have a distinct beginning and ending point and have a clear deliverable that is produced by Planning Commission staff. Other significant or ongoing planning activities are described in Chapters 3 through 5 of the Work Program.

Landscapes3 Update

Begin the county comprehensive planning process needed to update Landscapes3 and develop a new plan. The focus for 2026 will be early efforts to gather initial background data, research, and societal planning trends. A 33-month schedule is expected. Subsequent work in 2027 and 2028 will include stakeholder involvement, public outreach, and policy formation.

Lead Division - All divisions
Time Frame - Second half of year (continued into 2027 & 2028)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - Yes

2026 PRESERVE GOALS

1. Open Space Summit

Work with the Department of Parks and Preservation to convene an open space summit. The event will highlight innovative preservation strategies that meet the challenges of today's land use issues and will inspire policymakers about the future of open space. Anticipated audience is elected officials (including county commissioners), municipal leadership, conservancy staff, and board members.

Lead Division - Sustainability

Time Frame - Q1

Staff Resources - Limited

Communications - Level I

Scoping Meeting Needed - Yes

2. Open Space Accelerator

Administer the Open Space Accelerator mini-grant program, including promoting the program, recruiting applicants, managing the application process, and coordinating contracting. Planning Commission staff will provide coordination and technical assistance for municipalities awarded funding for one year after project completion to advance implementation.

Lead Division - Sustainability

Time Frame - Full year

Staff Resources - Moderate

Communications - Level I

Scoping Meeting Needed - Yes



2026 PROTECT GOALS

1. Climate Action Plan Update

Update the county's Climate Action Plan to include a commentary on progress made since the last Climate Action Plan's adoption, an updated greenhouse gas inventory, and new and more specific/targeted actions.

Lead Division - Sustainability
 Timeframe - Full year
 Staff Resources - Significant
 Communications - Level III
 Scoping Meeting Needed - Yes

2. Data Center Planning Tools

Conduct research into the infrastructure needs of data centers and provide regulatory tools for municipalities to get ahead of their arrival. With DVRPC, develop a panel discussion for municipalities highlighting data center opportunities, concerns, and impact.

Lead Division - Sustainability
 Timeframe - First half of year
 Staff Resources - Limited
 Communications - Level I
 Scoping Meeting Needed - Yes

3. Sustainable HOAs

Explore the development of a Sustainable HOAs recognition program. Pilot a program that connects municipalities with HOAs to provide technical assistance and support in developing a Sustainability Action Plan. Host a public program specifically for HOAs.

Lead Division - Sustainability
 Time Frame - Full Year, will continue into 2027
 Staff Resources - Limited
 Communications - Level II
 Scoping Meeting Needed - Yes

4. EV Charging Station Project Management

Work with the Facilities Department to manage the design contract for Phase 2 of the county's public EV charging stations project.

Lead Division - Sustainability
 Time Frame - Full year
 Staff Resources - Limited
 Communications - No communications needed
 Scoping Meeting Needed - No

5. Sustainability at Pocopson Complex

Support the Pocopson Home in implementing recommendations from their 2024 Food Waste Reduction study and in converting a portion of their lawn to a wild-flower meadow. Support the implementation of the 2025 sustainable landscape management plans for the whole Pocopson Complex.

Lead Division - Sustainability
 Supporting Division - Design & Technology
 Time Frame - Full year
 Staff Resources - Limited
 Communications - Level I
 Scoping Meeting Needed - No

6. Municipal Lawn Conversion Projects

Work with the Chester County Conservation District to provide project management support and municipal education for implementing lawn to meadow conversion projects at up to six municipally owned sites, including Chester County's Pocopson Home.

Lead Division - Sustainability
 Timeframe - Full year
 Funding for this project from PA DCNR is pending
 Staff Resources - Limited
 Communications - Level I
 Scoping Meeting Needed - No

7. Countywide Tree Canopy Plan

Lead the development of a county-wide Tree Canopy Plan. CCPC will engage a diverse group of stakeholders to establish policy-level guidance and prioritization to strategically strengthen the county's tree canopy and increase its resilience. The plan will also identify areas to prioritize for future land preservation efforts. A grant of \$65,000 is pending from the DCNR C2P2 program.

Lead Division - Sustainability
 Supporting Division - Design & Technology
 Time Frame - Second half of year (continued into 2027)
 Staff Resources - Significant
 Communications - Level II
 Scoping Meeting Needed - Yes



2026 APPRECIATE GOALS

1. Town Tours and Village Walks

Continue the Town Tours and Village Walks program, now in its 32nd season, with an expanded schedule to mark the 250th anniversary of our nation.

Lead Division – Community Planning

Time Frame – Q1 - Q3

Staff Resources – Significant

Communications – Level II

Scoping Meeting Needed – No

2. Chester County 250th Implementation

In 2025, the Planning Commission was tasked with administering the CC250 Commission board, whose efforts will extend into the Battle of the Brandywine commemoration in 2027. This includes projects, meetings, communications, and coordination for the Commission board and its committees and partners, along with implementation of special projects by CCPC staff.

Lead Division: Community Planning

Time Frame: Full year (continued into 2027)

Staff Resources: Significant

Communications: Level II

Scoping Meeting Needed: No

3. Heritage Interpretive Network

Support the implementation of the county's Heritage Tourism Plan (and its six themes) and support the America 250PA Commission by facilitating partnerships, sharing information, and improving heritage sites. The emphasis of this effort will be on heritage centers, interpretive signage, logos, and branding for heritage themes, as well as interactive kiosks at ten to twenty gateways, heritage centers, or interpretive sites identified as part of the county's Heritage Interpretive Network.

Lead Division: Community Planning

Time Frame: Full year (continued into 2027)

Staff Resources: Moderate

Communications: Level II

Scoping Meeting Needed: No

4. Historic Commission Leadership Luncheon

Conduct annual training and technical assistance to municipal historic commissions with training specific to the commission chairs. Potential subjects include federal historic preservation policy, ins and outs of the National Register process for listing, and/or preserving Chester County's historic landscapes.

Lead Division: Community Planning

Time Frame: Q1

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: Yes

5. Fall Workshop for Historic Commissions

Collaborate with the Chester County Historic Preservation Network to plan and conduct an annual fall training for municipal historic commissions, specifically the commission chairs and vice chairs. Potential subjects include federal historic preservation policy, ins and outs of the National Register process for listing, and preserving Chester County's historic landscapes.

Lead Division: Community Planning

Time Frame: Q4

Staff Resources: Limited

Communications: Level I

Scoping Meeting Needed: No



2026 LIVE GOALS

1. Removing Housing Barriers

Work with municipalities to remove housing barriers through multiple efforts including: municipal housing workshops, housing best practices guides, large-scale housing planning projects, small-scale housing implementation projects identifying sites appropriate for additional housing, conceptual site plans of development sites, model ordinances, and outlines of zoning solutions that remove housing barriers.

Lead Division - Community Planning
 Time Frame - Full year
 Staff Resources - Significant
 Communications -Level II
 Scoping Meeting Needed - Yes

2. Land Bank Administration

Establish and operate a Chester County Land Bank.

Lead Division - Community Planning
 Time Frame - Full year
 Staff Resources - Moderate
 Communications -Level I
 Scoping Meeting Needed - No

3. Housing Organization Coordination

Convene a housing organization coordination event to focus on implementation of housing initiatives to lower housing costs. Create and maintain an organized resource and best practice sharing hub similar to the PA Land Bank. Convene three regional advocacy groups to provide them with an opportunity to share information and collaborate on initiatives.

Lead Division - Community Planning
 Time Frame - Full Year
 Staff Resources - Moderate
 Communications -Level II
 Scoping Meeting Needed - Yes

4. Housing Site Identification

With the Chester County Economic Development Council (CCEDC), identify sites with opportunities for housing development based on tax delinquency. Provide information to support Land Bank, CCEDC, and Conservatorship efforts.

Lead Division - Community Planning
 Time Frame - Second half of year
 Staff Resources - Limited
 Communications -Level I
 Scoping Meeting Needed - Yes

5. Housing Capacity and Need Study

Based on municipal requests and guidance from Chester County housing organizations, undertake a study on housing capacity and need for the full county based on factors such as sewer capacity, land capacity, employment projections, and housing gaps. Provide a zoning analysis and samples of zoning update impacts utilizing ArcGIS based on municipal demand.

Lead Division - Community Planning
 Time Frame - Full year
 Staff Resources - Moderate
 Communications -Level I
 Scoping Meeting Needed - No

6. Accessible Housing Locations Guide

In support of the A+ Homes initiative for accessible homes, prepare a map and planning guide that identifies growth area locations for new housing with access to services and amenities. This guide will include municipal approaches and strategies to encourage housing in these areas.

Lead Division - Community Planning
 Time Frame - First half of year (continued from 2025)
 Staff Resources - Limited
 Communications -Level I
 Scoping Meeting Needed - Yes

7. Resident Advocacy Website Updates

Create and organize an online area for citizen housing resources.

Lead Division - Community Planning
 Time Frame - Second half of year
 Staff Resources - Limited
 Communications -Level I
 Scoping Meeting Needed - No



2026 PROSPER GOALS

1. Imagining Transit Oriented Communities

Complete regional rail station analysis, issue a report, and work with adjacent municipalities and SEPTA to identify specific development sites, draft potential ordinance changes, plan for potential public improvements, and encourage redevelopment.

- Lead Division – Multimodal Transportation Planning
- Supporting Divisions – Sustainability, Design and Technology, and Community Planning
- Timeframe – First half of year
- Staff Resources – Moderate
- Communications – Level I
- Scoping Meeting Needed – Yes

2. Housing Ratables Study

Based on municipal requests, complete an analysis of ratables by square foot for diverse housing types.

- Lead Division – Community Planning
- Time Frame – First half of year
- Staff Resources – Limited
- Communications – Level I
- Scoping Meeting Needed – No

3. Urban Centers Forum

Coordinate and convene the annual Urban Centers Forum with a potential focus on the topics of ADU's, skill games and smoke shops, and funding and grant sources.

- Lead Division – Community Planning
- Time Frame – Q4
- Staff Resources – Limited
- Communications – Level I
- Scoping Meeting Needed – Yes



2026 CONNECT GOALS

1. Chester County On-Road Bike Plan

Develop a countywide on-road bike plan to identify where on-road cycling is most feasible; highlight opportunities for future bike lane development, share-the-road (sharrows), and community connections designated routes. The DVRPC Level of Traffic Stress (LTS) and GIS Roadway data will be used to determine facilities and possible expansion for an on-road ebike network.

Lead Division – Multimodal Transportation Planning
 Time Frame – Full year
 Staff Resources – Moderate
 Communications – Level II
 Scoping Meeting Needed – Yes

2. Circuit Trails Extension Projects

Manage all aspects of new Circuit Trail development: extension of Struble Trail to Marsh Creek State Park & one mile extension to Reed's Road; Philadelphia & Thorndale (P&T) portion of the Chester Valley Trail; and the Enola Low Grade/Chester Valley Trail extension to Atglen. Work includes a promotional video and marketing efforts for the P&T segment.

Lead Division – Multimodal Transportation Planning
 2026 Time Frame – Full year (continued from 2025)
 Staff Resources – Significant
 Communications – Level I
 Scoping Meeting Needed – No

3. DVRPC Safety Study for Lincoln Highway

Coordinate with DVRPC for FY26 "Safe Streets for All," a funded Regional, High Injury Network Corridor Safety Study for Lincoln Highway in Caln Township, between Toth Avenue and King Street.

Lead Division – Multimodal Transportation Planning
 Time Frame – Full year
 Staff Resources – Limited
 Communications – Level II
 Scoping Meeting Needed – Yes

4. Better Bus Stops Project

With select municipalities and TMACC - improve bus stops in the West Chester Pike (Rte 3) corridor, including matching inbound and outbound stops, improved stop amenities (shelters and walkway connections), and safety improvements at intersections for safer pedestrian crossing (recommended in DVRPC's Better Bus Study & the Chester County Public Transportation Plan).

Lead Division – Multimodal Transportation Planning
 Time Frame – Full year (continued from 2025)
 Staff Resources – Moderate
 Communications – Level I
 Scoping Meeting Needed – Yes

5. Municipal Connector Trail Project

Work with local municipalities toward implementation of a connector trail for the Circuit Trails network (as recommended in the Chester County Trails Master Plan).

Lead Division – Multimodal Transportation Planning
 Time Frame – Full year (continued from 2025)
 Staff Resources – Moderate
 Communications – Level I
 Scoping Meeting Needed – Yes

6. Low-Cost Safety Improvements Guide

A digital resource to help municipalities make low-cost safety improvements for roadway and/or bike/pedestrian installations. This will include coordination with DVRPC and PennDOT safety planning crews.

Lead Division – Multimodal Transportation Planning
 Time Frame – Full year
 Staff Resources – Limited
 Communications – Level I
 Scoping Meeting Needed – Yes

7. Quarterly Transportation Forums

Hold quarterly online meetings to inform Municipal Managers about current transportation funding opportunities and initiatives to improve municipal relations and increase municipal participation in the transportation improvement development process.

Lead Division – Multimodal Transportation Planning
 Time Frame – Full year – Quarterly meetings
 Staff Resources – Limited
 Communications – Level I
 Scoping Meeting Needed – No

8. Transportation Forum

Convene the annual transportation forum, focusing on 2026 trail development. Provide trail status updates & promote county trail development projects. Guest speakers will outline the health and economic benefits trails offer, the importance of establishing a trail network, and trail opportunities from the On-Road Bike Plan.

Lead Division – Multimodal Transportation Planning
 Time Frame – Q3
 Staff Resources – Limited
 Communications – Level II
 Scoping Meeting Needed – Yes

9. Local Update of Census Addresses (LUCA)

Work with DCIS and other county departments to complete the Federally mandated LUCA process.

Lead Division – Multimodal Transportation Planning
 Time Frame – Full year
 Staff Resources – Limited
 Communications – Level I
 Scoping Meeting Needed – No



3. COMMUNITY PLANNING ASSISTANCE

The following plans and projects are being prepared for municipalities with assistance of the Community Planning Division staff.

East Caln Township Zoning Ordinance

Prepare an updated zoning ordinance for East Caln Township as a follow-up to their recently updated comprehensive plan.

Lead Division - Community Planning
Time Frame - Full year through 2027
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - Yes

Uwchlan Township Zoning Ordinance Update

Prepare an update of the township zoning ordinance which was last comprehensively updated in 2014.

Lead Division - Community Planning
Time Frame - Full year through Q3, 2027
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

Kennett Township Subdivision and Land Development Ordinance

Prepare an updated subdivision ordinance for Kennett Township that synchronizes with their recently updated zoning ordinance.

Lead Division - Community Planning
Time Frame - Full year (continued from 2024)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

West Grove Borough Zoning Ordinance Amendments

Assist the borough with updates to their zoning ordinance as a follow-up to the completion of their comprehensive plan.

Lead Division - Community Planning
Time Frame - First half of year (continued from 2023)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

Oxford Region Comprehensive Plan

Prepare an update to the 2012 regional comprehensive plan of the Oxford Region.

Lead Division - Community Planning
Time Frame - Full year (continued from 2024)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

West Whiteland Township Comprehensive Plan

Prepare a new, implementable comprehensive plan for West Whiteland Township.

Lead Division - Community Planning
Time Frame: First half of year (continued from 2024)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - Yes (completed)

Pennsbury Township Historic Resources Zoning Ordinance Amendments

Prepare updated zoning language for historic resources protection to strengthen their existing ordinance.

Lead Division - Community Planning
Time Frame - Q1 (continued from 2025)
Staff Resources - Limited
Communications - Level I
Scoping Meeting Needed - No

Staff will undertake other plans or ordinance projects as capacity allows.

Vision Partnership Program Grant Projects

The Community Planning Division is responsible for administration of the VPP cash grants and contracts. The following municipal plans and projects are being developed with the assistance of consultants with funding from the Vision Partnership Grant Program. VPP grant monitoring is provided for each project by the Community Planning Division staff.

Caln Township Zoning Ordinance Update

Consultant: Nanci Sarcinello Planning and GIS
Time Frame – First half of year (continued from 2024)

Downingtown Borough Parking Study

Consultant: Walker Consultants
Time Frame – Q1 (continued from 2025)

East Vincent Township

– Route 724 Corridor Study

Consultant: Pennoni
Time Frame – Full Year continuing into 2027

East Marlborough Township

Unionville Village Master Plan

Consultant: Bowman
Time Frame – Full Year continuing into 2027

East Nottingham Township

– Official Map and Ordinance

Consultant: Brandywine Conservancy
Time Frame – Q3
(continued from 2025)

East Whiteland Township

– Zoning Ordinance Update

Consultant: Bergmann
Time Frame – Q1 (continued from 2023)

Honey Brook Township & Borough

– Joint Comprehensive Plan

Consultant: Brandywine Conservancy
Time Frame – Full Year through Q1, 2028
(continued from 2025)

London Britain Township – Open Space, Recreation and Environmental Resources Plan

Consultant: Brandywine Conservancy
Time Frame – Full Year through Q4, 2027
(continued from 2025)

Londonderry Township Comprehensive Plan

Consultant: Brandywine Conservancy
Time Frame – Full Year continuing into 2027

Malvern Borough – Zoning Ordinance Amendments

Consultant: Thomas Comitta Associates
Time Frame – Q1 - Q3 (continued from 2024)

New Garden Township – Zoning Ordinance Update

Consultant: Michael Baker International
Time Frame – First half of year
(continued from 2024)

Pennsbury Township

– Comprehensive Plan Update

Consultant: Brandywine Conservancy
Time Frame – Full year through Q3, 2027
(continued from 2025)

Pocopson Township Comprehensive Plan

Consultant: Brandywine Conservancy
Time Frame – Full Year continues into 2027

Upper Uwchlan Township

– Eagle Village Gateways and Mobility Plan

Consultant: Bowman
Time Frame – Full year through Q3, 2027
(continued from 2024)

Valley Township

– Zoning Ordinance Update

Consultant: Pennoni
Time Frame – Full year through Q3, 2027
(continued from December 2025)

West Chester Borough

– Parks, Recreation, and Open Space Plan Update

Consultant: Johnson, Mirmiran & Thompson/ Toole Recreation
Time Frame – First half of year (continued from 2024)

West Goshen Township

– Parks, Recreation, and Open Space Plan

Consultant: Tool Recreation Planning
Time Frame – First half of year (continued from 2024)

West Nantmeal Township – Comprehensive Plan Update

Consultant: Castle Valley Consultants
Time Frame – First half of year (continued from 2024)

West Pikeland Township – Parks, Recreation, and Open Space Plan

Consultant: Natural Lands
Time Frame – First half of year (continued from 2023)



4. INNOVATION

The Design and Technology Division will undertake the following projects to enrich the work products of the Planning Commission, focusing on modernizing information delivery, improving decision-making tools, and enhancing public-facing communication.

Chester County Map

The county map will be a specialized, detailed map that provides a comprehensive view of the transportation infrastructure, major institutions, places of interest, and other geographic features within the boundaries of Chester County. It will serve both as a navigational tool for the public and, more importantly, as an official administrative record for the county government.

Lead Division - Design and Technology
Time Frame - Full year
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

Graphics Library

Establish a centralized, accessible, and searchable Visual Asset Library (VAL) containing digital drawings, photographs, and clipart. This collection will enable Planning Commission staff to quickly integrate visual elements into reports, review letters, and other documents, enhancing the clarity and graphic communication of complex planning principles.

Lead Division - Design and Technology
Supporting Divisions - Community Planning
Time Frame - Full year
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

Act 247 Activity Map & Monthly Report

Update the public-facing Act 247 proposed activity map on the Planning Commission's website, while integrating more corresponding data to a layered, visual, and summarized approach. Along with the activity map, create a new monthly report format that will list the Act 247 reviews, but will be easier to follow.

Lead Division - Design and Technology
Time Frame - Full year
Staff Resources - Limited
Communications - Level I
Scoping Meeting Needed - No



5. ONGOING PLANNING ACTIVITIES

The following planning activities are important efforts that happen on an ongoing and annual basis.

Landscapes3 Annual Progress Report

Landscapes3 Annual Progress Report of metrics and implementation successes. Select metrics are also tracked for the Climate Action Plan, Strategic Business Plan, County Strategic Plan, and Historic Preservation efforts.

Plan Review Letters

Plan review letters for subdivisions, land developments, ordinances, sewage facilities plans, and Agricultural Security Areas.

Municipal Grant Opportunities

Maintenance of municipal grant opportunities table and provision of consistency and support letters for projects, plans, and grant applications.

Administration of Boards and Commissions

Administration of Chester County Planning Commission, Chester County America250 Commission (CC250), Keep Chester County Beautiful, Housing Choices Committee, and Environmental and Energy Advisory Board, including support of initiatives.

Protected Open Space Tracking (POST)

Preparation of updated protected open space mapping and data summarizing the amount and type of permanently protected open space in Chester County.

Historic Preservation Coordination

Coordination with Chester County Historic Preservation Network, Brandywine Battlefield Task Force, Iron and Steel Partnership, and other heritage theme groups.

Conservation Partner Coordination

Coordination with conservancy, land trust, natural resource, agricultural, and energy partners, including but not limited to, Natural Lands, Brandywine Conservancy, and AgConnect

Housing and Economy Partner Coordination

Coordination with multiple partners, such as the Housing Partnership for Chester County, DVRPC, the Chester County Economic Development Council, and others on housing and economic development issues.

Transportation Partner Coordination

Coordination with transportation planning partners including DVRPC, PennDOT, SEPTA, the PA Turnpike Commission, SRPRA, TMAAC and GVF regarding county and regional public transit, highway, freight and bicycle/pedestrian planning and implementation efforts.

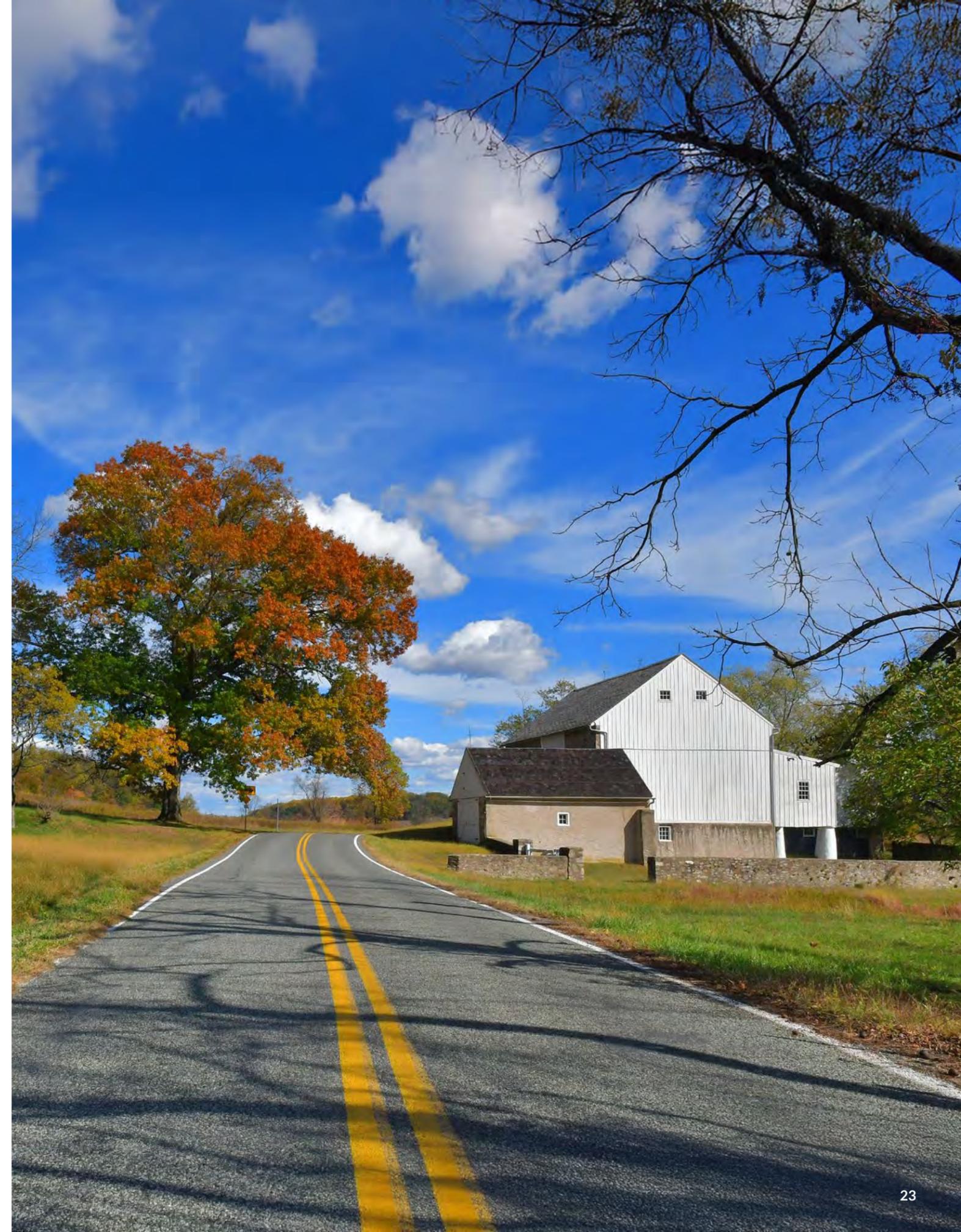
Planning Information Updates

Updates to planning information data and reports including:

- Annual housing report.
- Annual non-residential construction report.
- County Economy Dashboard website updates and maintenance in coordination with CCEDC.
- Transportation data inventory updates and analysis.
- Geographic information systems (GIS) updates for transportation, historic resources, demographics, and land use.

Outreach

Assistance and outreach to municipalities and the general public.



6. COMMUNICATION PLAN

The Preserve Commission projects, and events, to be communicated to targeted audiences for participation

Preserve Goal	Audience	Timeframe	Tools
Promote Open Space Summit (before and after)	Municipalities Partners Public	Q1 & Q2	Web, Social Media eNewsletter Custom Emails
Promote Open Space Accelerator	Municipalities	Q1	Municipal Emails Custom Emails
Promote POST Report Findings	Partners	Q 2	Web, Social Media eNewsletter

Protect Goal	Audience	Timeframe	Tools
Promote Sustainable HOAs	Municipalities HOAs Homeowners	Full Year	Web, Social Media eNewsletter Partner Toolkit Partner Email
Promote Climate Action Plan Update (Community Events; Public Survey; Public Meetings)	Municipalities Public	Full Year	Web, Social Media eNewsletter Partner Toolkit Partner Email Survey
Promote Data Center Zoning Best Practices	Municipalities	Q2	Web eNewsletter Social Media Municipal Email

Appreciate Goal	Audience	Timeframe	Tools
Promote Town Tours	Public Partners	Summer (Q2 & Q3)	Web, Social Media eNewsletter Events Calendar Press Release
Support 250th Anniversary Celebration	Municipalities	Ongoing	Video, Social Media eNewsletter Web
Promote Historic Commission Leadership Luncheon	Historic Commission Leadership	Q1	Events Calendar Partner Email
Promote Workshops for Historic Commissions	Municipal Historic Commissions	Q4	Events Calendar Social Media Partner Toolkit Custom Email

Prosper Goal	Audience	Timeframe	Tools
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Sub-urban Centers)	Q4	Web, Social Media eNewsletter Events Calendar Partner Toolkit Partner Emails
Promote Non-residential Construction Report	Municipalities Public Partners	Q1 & Q2	Web, Social eNewsletter

Live Goal	Audience	Timeframe	Tools
Promote Housing Organization Coordination Event	Partners	Q2 and Q4	Partner Email
Promote Accessible Housing Locations Guide	Municipalities Partners, Public	Q2	Web, Social Media eNewsletter
Promote Annual Housing Report	Municipalities Partners, Public	1st Half	Web, Social Media eNewsletter
Promote Resident Advocacy Web Area	Public Municipalities	Q4	Web, Social Media eNewsletter
Promote Housing Report	Municipalities Public, Partners	Q1 or Q2	Web, Social Media eNewsletter

Connect Goal	Audience	Timeframe	Tools
Promote Transportation Forum (before and after)	Partners	Q3	Web, Social Media eNewsletter Events Calendar Partner Toolkit Partner Email
Promote Low-Cost Safety Improvements Guide	Municipalities	Q3 or Q4	Web eNewsletter Muni Email
Promote On-Road Bike Plan	Partners Municipalities Public	Q4	Web, Social Media eNewsletter



2026 WORK PROGRAM

Chester County Energy Strategy Plan (2025–2035)

DRAFT for Review

Vision

Chester County envisions an energy future that supports economic growth, public safety, agricultural preservation, and climate resilience. Through strategic investments in local energy generation, efficiency, and emergency preparedness, the county will work to enhance grid reliability, reduce greenhouse gas emissions, and ensure energy security for all communities.

This Energy Strategy Plan is Chester County’s commitment to energy security, sustainability, and economic vitality.

By integrating **Energy Assurance Planning**, we recognize that clean energy is not just about climate—it’s about resilience, safety, and community strength.

Core Goals

1. Develop a Resilient, Low-Carbon Energy Infrastructure
2. Promote Energy Assurance and Emergency Preparedness
3. Preserve Natural and Agricultural Resources
4. Expand Local Clean Energy Generation
5. Ensure Equitable Access to Energy Solutions

Strategic Plan

1. Energy Assurance Planning
2. Promote Energy Efficiency
3. Expand Renewable Energy and Agrivoltaics
4. Support Agriculture-Based Energy Innovation
5. Plan for Smart Growth and Clean Transportation

Energy Strategy Plan

1. Energy Assurance Planning

Energy assurance means having systems and coordination in place to keep power flowing when we need it most.

Chester County aims to strengthen the reliability, security, and resilience of its energy systems to withstand and recover from disruptions caused by severe weather, cyberattacks, or supply shortages. This includes developing coordinated emergency plans with utilities and local agencies, investing in microgrids and backup systems at critical facilities, and integrating energy risks into hazard mitigation and climate resilience efforts. The overarching goal is to ensure that essential services remain powered before, during, and after emergencies.

- Ensure energy reliability before, during, and after emergencies (e.g., severe storms, cyberattacks, supply shortages).
- Coordinate with utilities, emergency responders, health facilities, and municipalities to identify critical infrastructure and plan for backup generation and fuel supply.
- Prioritize investments in microgrids, energy storage, and backup systems at hospitals, water treatment plants, and emergency shelters.
- Develop continuity of operations protocols (COOPs) for County facilities dependent on electricity and fuel.
- Incorporate energy risks into hazard mitigation and climate resilience planning.
- Ensure a well-trained workforce pipeline exists in the county for energy infrastructure installation and maintenance.

Stakeholders

1. Utilities: PECO, MetEd, PPL
2. [Chester County Emergency Services](#)
3. Public Utility Law Project (If affordability is included in this section)
4. Potentially other stakeholders could emerge from these conversations
5. Workforce Training (State/County Dept.)

Resources

1. [NASEO - Energy Security Committee](#)
2. ChesCo [PUBLIC PREPAREDNESS GUIDE 2025](#)
3. [State Energy Assurance Guidelines](#)
4. [Petroleum Shortage Response Planning](#)
5. [U.S. Energy Information Administration State Profiles and Energy Estimates](#)

Energy Strategy Plan

6. [Energy Assurance Reference Library](#)
7. [Energy Emergency Assurance Coordinators Program](#)
8. [Analysis and Tracking of Energy Disruptions](#)
9. <https://www.energy.gov/femp/articles/performance-assurance-planning>

Energy Strategy Plan

2. Promote Energy Efficiency

Improving energy efficiency across sectors is key to reducing costs, emissions, and demand on the grid.

The County will support the adoption of modern energy and stretch codes, expand financing options such as the C-PACE program, and promote high-efficiency systems like geothermal, CHP, and advanced HVAC. Public facilities will serve as models through upgrades in lighting, water, and building operations efficiency, while educational programs will empower businesses and residents to adopt sustainable practices.

- Support up-to-date energy codes and municipal stretch codes.
- Expand use of the Commercial Property Assessed Clean Energy (C-PACE) program.
- Offer educational programs on geothermal, CHP, and high-efficiency HVAC systems.
- Incorporate water and lighting efficiency across public facilities.

Stakeholders

1. KEEA
2. PECO/EDCs
3. SEI
4. PUC/Act 129
5. DEP (Heather Cowley- Stretch Codes)
6. County Facilities Dept.
7. Shared Energy Manager for ChesCo (PES)

Resources

Energy Strategy Plan

3. Expand Renewable Energy

Chester County will advance its clean energy transition by promoting solar-ready development, regional renewable energy collaboration, and agrivoltaic projects.

To accelerate the transition to clean power, Chester County will work towards expanding renewable energy deployment through pro-solar-ready construction standards, regional energy purchasing programs, and incentives for large rooftop and parking-lot solar installations. Agrivoltaics systems that combine farming and solar generation will be demonstrated and scaled, supporting both agricultural productivity and renewable energy goals.

- Advocate for solar-ready construction on large rooftops (e.g., warehouses, data centers) and parking lots.
- Join multi-county renewable energy purchasing programs.

Stakeholders

1. DVRPC Sustainable Energy Dept.
2. Ron Celentano- PA Solar and Storage Industries Assn.
3. Phila Energy Authority
4. PA DEP (Heather Cowley- stretch codes)
5. Penn State Extension
6. American Solar Grazing Assn.

Resources

Energy Strategy Plan

4. Support Agriculture-Based Energy Innovation

Chester County will advance farm-based energy technologies and promote carbon-smart agriculture.

Recognizing the vital role of agriculture in the county's energy future, this priority focuses on advancing farm-based technologies such as methane digesters, biochar production, and biomass combined heat and power systems. The County will leverage its Ag Innovation Center to promote research, training, and demonstration projects, while developing ESG-aligned branding to highlight Chester County as a leader in carbon-smart agricultural practices.

- Promote methane digesters, biochar, and biomass CHP systems on farms.
- Develop ESG-aligned branding for Chester County's carbon-smart agricultural practices.
- Leverage the Ag Innovation Center for research, training, and deployment of farm-based energy technologies.
- Launch agrivoltaics demonstration projects that combine farming with solar generation.

Stakeholders

1. Mike Roth- PA Dept. of Ag
2. Ag Connect- CCEDC
3. PA Farm Bureau
4. American Solar Grazing Assn.
5. Penn State Extension
6. New Bolton Center
7. AMI

Resources

Energy Strategy Plan

5. Plan for Smart Growth and Clean Transportation

Chester County will promote smart growth and clean, efficient transportation.

Chester County's land use and transportation planning will emphasize energy-conscious development within designated growth corridors, reducing sprawl and infrastructure costs. Efforts include expanding regional rail, electrifying public and private vehicle fleets, and mandating EV-ready construction to support widespread charging infrastructure. Together, these initiatives promote sustainable mobility, reduce emissions, and align growth with clean energy goals.

- Focus development within designated growth corridors to minimize energy demand and infrastructure costs.
- Expand regional rail access and electrify fleets.
- Require EV-ready construction and expand EV charging infrastructure.

Stakeholders

1. CCPC/DVRPC
2. TMACC
3. SEPTA/Amtrak
4. Owners of large vehicle fleets in the county, including heavy-duty fleets (like A. Duie Pyle)
5. CCCBI

Resources

Energy Strategy Plan

Policy and Implementation Framework

Lead Entities

Chester County Planning Commission
Department of Emergency Services
Chester County Economic Development Council (CCEDC)
AgConnect / Conservation District

Collaborating Partners

PECO, PJM, PUC, FERC
Municipal emergency planners
Local hospitals, utilities, school districts

Policy Alignment

Landscapes3
Chester County Climate Action Plan
PA DEP Climate and Energy Initiatives