



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
November 12, 2025

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

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Doug Fasick; Michael Heaberg.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Carrie Conwell; Geoff Creary; Beth Cunliffe; Richard Drake; Bambi Griffin Rivera; Rachael Griffith; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wesley Bruckno; Steve Buck; Paul Farkas; Carolyn Oakley; Al Park; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Christian Scott.

VISITORS PRESENT VIA ZOOM: Beth [surname unknown].

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Governments Services Center and via Zoom audio/video on Wednesday, November 12, 2025 was called to order at 2:01 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE OCTOBER 8, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program 2025 Round 2 Grants:

Ms. Griffin Rivera presented on the following four VPP 2025 Round Two Grant municipal applications: East Marlborough Township, Unionville Village Master Plan; Londonderry Township, Comprehensive Plan Update; Pocopson Township, Comprehensive Plan Update; and Penn Township, Subdivision and Land Development Ordinance Update. Three of the four municipal applicants were recommended for funding: East Marlborough Township, Londonderry Township, and Pocopson Township.

A MOTION TO APPROVE THE THREE (3) RECIPIENTS TO RECEIVE VPP 2025 ROUND TWO GRANT FUNDING WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from approving the three (3) VPP 2025 Round Two Grant recipients.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that overall development activity slowed slightly during last month. Single-family housing activity remains strong and consistent with last year. No new apartment submissions were recorded this month. Despite this, apartment development remains significantly ahead of last year's pace. Townhomes and twins show a decline in activity compared to previous months. Commercial development is performing well and is on pace with last year's activity levels. Industrial and institutional projects are slightly down compared to last year.

Mr. Farkas reported on the following Reviews of Interest: East Nottingham Township, LD-08-25-18636 and ZA-10-25-18681. These reviews emphasized the use of anaerobic digesters which is a trend CCPC is starting to see.

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-09-25-18638, SD-09-25-18655, LD-09-25-18656.

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

A MOTION TO APPROVE THE THIRTEEN (13) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-09-25-18658.

Mr. Hammond recused himself from the following application: ZA-09-25-18657.

Ms. Cosentino recused herself from the following application: ZA-09-25-18643.

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Creary reported on the success of the 75th anniversary celebration. The event provided opportunities to reconnect with many former colleagues. The commemorative video project was noted as a major success and has been uploaded to YouTube.

Next, Mr. Creary reported on the Open Space Prioritization mapping inward facing tool under development designed to support planning staff in evaluating open space priorities and serves as a reference during collaboration with partner organizations such as Natural Lands, Brandywine Conservancy, and local land trusts. This mapping tool can also be used for the new Open Space Accelerator Program to help municipalities update preservation maps.

Community Planning Division Update:

Ms. Griffin Rivera shared the current map of all active Vision Partnership Program grants and noted that 19 single-municipal and 3 multi-municipal projects are underway. No changes occurred since last month; however, several projects are nearing completion.

Next, Ms. Griffin Rivera reported on the following CPD staff activities: pre-offsite board meeting Oxford region field run; Kevin Myers, Chris Patriarca, and Libby Horwitz presented at the APA PA statewide planning conference; Jeannine Speirs and Luis Rodriguez attended a community event at Lincoln University; and Kevin Myers represented the Planning Commission at Coatesville High School's career day.

Sustainability Division Update:

Ms. Griffith reported that CCPC is developing a public awareness campaign in partnership with the America 250 Chester County Commission and Keep Chester County Beautiful. The campaign aims to promote the Adopt-A-Highway program, coordinating with PennDOT, resulting in an increase in the number of volunteer groups adopting roadway segments.

Next, Ms. Griffith reported that the EPA provided funding for metropolitan regions and states to create comprehensive climate action plans in 2023. DVRPC led the effort to pursue the

grant on behalf of the Philadelphia Metropolitan Statistical Area. However, the region did not receive that funding. The second phase, completed with consultant support, produced a draft expanded plan. CCPC has submitted comments, will share the final version once released, and the findings will inform the update of the County's own climate action plan.

Ms Griffith went on to report that there is increasing local and regional interest in the growth of data centers. At the October EEAB meeting, PECO representatives presented data center facts and concerns. The EEAB plans to organize a special program for municipalities, potentially in partnership with DVRPC. CCPC staff are developing a mapping tool to help municipalities understand where data centers are most likely to locate.

Lastly, Ms. Griffith reported that CCPC is hosting a public Open Space Summit on Thursday, November 13, 2025, 5:30pm. This event will include education on municipal-level open space preservation tools, case studies demonstrating successful partnerships, and guidance for local open space committees.

Multimodal Transportation Division Update:

Mr. Styche reported that his staff attended the APAPA conference in Harrisburg. Former Executive Director Brian O'Leary received a Distinguished Leadership Award. CCPC also received an award for its trail planning series, reflecting about 10 years of work across four major trail plans.

Next, Mr. Styche reported that a ribbon cutting was held for the Rudolph and Arthur Covered Bridge in southern Chester County, spanning Big Elk Creek connecting Elk and New London Townships. There were initial design plans for rehabilitating the existing bridge, but Hurricane Ida washed the bridge out, eliminating the structure. The bridge was replaced with a replica structure.

Mr. Styche went on to note that CCPC is hosting a public Transportation Summit on Wednesday, November 19, 7:00–8:00 p.m., virtual only. Speakers will include: Rick Murphy, DVRPC – presenting an overview of the Transportation Improvement Program (TIP); and Eric Quinn, County bridge program & facilities manager - presenting an overview of the County's bridge management program.

Next, Mr. Styche reported that there is a virtual meeting, Thursday, November 13, 6pm and an open house scheduled for Monday, November 17, 6pm at the Coatesville Moose Lodge regarding the US 30 Bypass – PA-10 Alternatives. More information on these meetings can be found at <https://us30-chesco.com/>. PennDOT is planning public meetings on alternatives for the US 30/PA 322 interchange in December or January.

Mr. Styche went onto report that the contractor temporarily suspended work on the Trail Connection to West Whiteland but should be returning shortly. Sinkholes were discovered in the western part of the County-owned right-of-way impacting the project. The Facilities Department and solicitor are working with Collegium Charter School to secure access for sinkhole remediation. PECO coordination is also required for utility relocation and possible de-energizing of distribution lines. Project completion has been pushed into next year.

Mr. Hammond noted that the state transportation budget is expected to be signed with \$665 million for highway safety improvements and \$1 billion for roadway maintenance. There remains uncertainty about whether these allocations draw from state reserves.

Director's Report:

Mr. Edmond expressed his appreciation to board members and staff for their involvement in CCPC's 75th Anniversary event. Mr. Edmond also reiterated upcoming CCPC events: Open Space Summit, Thursday, November 13, 5:30 pm; and the Transportation Summit, Wednesday, November 19, 7:00 pm.

Next, Mr. Edmond reported on the following upcoming partner events: HealthSpark / Montgomery County / Chamber of Business & Industry Joint Housing Forum at Villanova; WeConservePA Fall Gathering at PSU Great Valley; CATO Annual Meeting; and the APAPA Southeast Section event in Philadelphia.

Mr. Edmond went on to report that Gwen Duli left the county and her position, Graphics Specialist, will be advertised, pending county approval. Mr. Edmond displayed the trail planning series award plaque and noted that all CCPC plaques will be displayed in CCPC's lobby.

Next, Mr. Edmond summarized the State & Regional Policy Issues noting the following: State Budget is expected to be \$50.1 billion; and Senate Bill 1079 – Skill Games Bill, which will regulate and require licenses for skill-based gambling machines noting that municipalities cannot prohibit or overly restrict placement of machines.

Lastly, Mr. Edmond noted the following action items that will be on the December board meeting agenda: 2026 meeting dates approval and formation of the Nominating Committee. The draft Work Program Update will be discussed at the December board meeting with formal approval scheduled for January.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:40 PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs