



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
December 10, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Matt Hammond; Michael Heaberg; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Stephanie Duncan; Doug Fasick.

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Carrie Conwell; Angela Dracup; Paul Farkas; Ryan Mawhinney; Jake Michael; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Dina Hitchcock; Monica Schryver; Curt Schryver; Katie Muth; A. Fiora.

VISITORS PRESENT VIA ZOOM: Rebecca's [surname unknown] iPhone; John & Joanna [surname unknown]; Hannah S.; Brooke Schultz; Avia Tenney.

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, December 10, 2025 was called to order at 2:01 P.M. by Chair Nate Cline.

PUBLIC COMMENT: East Vincent Township residents Monica Schryver, Dina Hitchcock, State Senator Katie Muth, and Joanna Tenney raised concerns regarding proposed data center development in East Vincent Township. Some of the concerns raised are as follows:

- Environmental and economic impacts
- Firefighting capacity, equipment, and training
- Security risks (especially given proximity to rail lines and a nuclear power plant emergency planning zone)
- Water usage, enforcement mechanisms, compliance fines, and cost distribution
- Decisions made in East Vincent Township will affect neighboring townships
- Five of six natural resource protection goals in the township's comprehensive plan could be compromised without proper guardrails, mitigation, and monitoring
- The data center site is only 874 feet from the Southeastern Veterans Center. Veterans with serious health conditions and suffering from PTSD would be compromised by constant operational noise

- Widespread industrialization could depress property values by 30–40%, shift financial burdens to residents and taxpayers, and undermine long-term county planning goals related to open space, farmland preservation, and community stability
- The Pennhurst property is an unremediated brownfield listed since 1995
- Residents who rely on private well water have concerns about groundwater plume disturbance if construction proceeds
- Anaerobic digesters were linked to data centers, noting that gas produced is often intended to power hyperscale facilities, reinforcing industrial clustering
- Formaldehyde emissions from a gas-fired power plant is a known carcinogen

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 12, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2026 Planning Commission Meeting Schedule:

A MOTION TO APPROVE THE 2026 PLANNING COMMISSION MEETING SCHEDULE WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of 2026 Officers Nominating Committee:

A MOTION TO APPOINT MR. HAMMOND, MR. WRIGHT, AND MR. FURMAN AS THE 2026 NOMINATING COMMITTEE MEMBERS WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that apartment reviews have increased significantly, nearly doubling what they were at the same point last year. Twins and Townhomes have seen a noticeable decline so far this year compared to previous trends. Single-family development is slightly higher than last year and remains steady. Agricultural reviews are down compared to last year. Non-residential activity (commercial, industrial, and institutional) overall remains largely consistent with last year.

Mr. Bruckno reported on the following Review of Interest: East Coventry Township, SD-10-25-18697. This review shows that the following suggested CCPC design revisions were used: a creative subdivision design, offering enhanced amenities, preserved open space, and an alternative to conventional cul-de-sac layouts.

A MOTION TO APPROVE THE TWENTY-FIVE (25) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-10-25-18697, SD-10-25-18692, LD-10-25-18686, LD-10-25-18687, LD-10-25-18688, SD-10-25-18683, LD-10-25-18702.

Mr. Cline recused himself from the following applications: SD-10-25-18674, SD-10-25-18700.

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

A MOTION TO APPROVE THE FIVE (5) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-10-25-18709; ZA-10-25-18690; ZA-10-25-18691.

Act 537 Reviews:

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

Mr. Cline recused himself from the following application: East Brandywine Township-Brandywine Wallace Elementary School.

Agriculture Security Area Reviews:

A MOTION TO APPROVE THE ONE (1) AG SECURITY AREA SEVEN-YEAR REVIEW WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera shared the current map of all active Vision Partnership Program grants illustrating the distribution of the 22 single-municipal projects and the locations of the two multi-municipal projects staff worked on in November.

Next, Ms. Griffin Rivera reported on the following CPD community engagements and events: Coatesville Alliance Annual Partner Event - Kevin Myers attended as a non-voting

board member representing Chester County; Business of Housing Event - Several CCPC staff attended this event which focused on housing affordability and its impact on economic growth; Coatesville Area Economic Forum - Kevin Myers attended this event which focused on economic conditions and initiatives in the Coatesville region and western Chester County.

Ms. Speirs presented an update on a new component of the County Heritage Tourism Plan, adopted by the County Commissioners in 2024. The Heritage Interpretive Network (HIN) connects historic, cultural, natural, and recreational sites across the county through shared heritage themes and coordinated visitor experiences. The Mason–Dixon Arc Corner project falls under the Evolving Values theme and focuses on historic boundary disputes that shaped Chester County and the surrounding region. The project was funded through a DCED Partnership Program, with the Brandywine Conservancy serving as the consultant and Chester County Planning as grant monitor. Heritage Centers were identified as mid-tier visitor destinations that can host modest visitation and interpretation. A subconsultant evaluated methods for sharing heritage information.

Sustainability Division Update:

Ms. Griffith reported that the Open Space Summit held in November was very successful, increasing public understanding of how open space preservation works in Chester County. Due to the volume of information presented, the session was recorded, and a time-stamped video is available.

Next, Ms. Griffith reported that CCPC served as the host for the annual WeConservePA Fall Gathering for Environmental Advisory Councils across southeastern Pennsylvania. The event received very positive feedback and attendees were directed to county's eTools.

Ms. Griffith went onto report on the second annual campaign sign recycling event, coordinated through Keep Chester County Beautiful. Collection sites were located at county facilities, providing improved logistical control. Preliminary estimates show substantial impact, estimating over 1,000 pounds of metal (sign frames) and approximately 800 pounds of plastic (film and corrugated) were collected at the Government Services Center alone.

Lastly, Ms. Griffith reported that the Open Space Accelerator Program is nearing launch. North Coventry Township's pilot project is nearing completion. Consultant selection to assist municipalities is planned for January. Municipal applications are expected to be solicited by summer 2026.

Multimodal Transportation Division Update:

Mr. Styche reported that the Annual Transportation Summit held in November was very successful. The Summit provided a high-level overview of the Transportation Improvement Program (TIP), an overview of the County's Bridge Management Program, recently released highway projects, Transportation for Rural Agriculture and the Grants Guide, public transit funding conditions, and trail development progress.

Next, Mr. Styche reported that PennDOT held public meetings where three alternatives (R2A, R2B, and R2C) were presented for the US 30 Coatesville–Downingtown Bypass. All alternatives impact Sadsbury Woods Preserve.

Mr. Styche went onto report that the fourth and final Municipal Manager Transportation Forum of the year will be held tomorrow, December 11, which will provide municipal managers with timely transportation updates. This program will continue in 2026.

Next, Mr. Styche reported that a consultant has been selected for Phase 1 of the P&T Trail project. CCPC is finalizing the technical scope and fee, with the goal of executing a contract in Q1 2026. The anticipated design timeline is 3–5 years. CCPC prepared a Local Share Account (LSA) grant application for enhanced security measures at a Downingtown Trestle bridge structure. LSA funding will be available in 2027 at the earliest, requiring interim protective actions.

Lastly, Mr. Styche reported that the FY27 TIP update is underway. No projects are being removed and no new projects are being added due to funding constraints. With construction costs increasing, several large projects' construction funding is being shifted to the long-range plan, although design will continue.

Design and Technology Division Update:

Mr. Creary shared a preview of the Pocopson Complex Land Stewardship Plan which focuses on reducing maintenance costs, improving sustainability, and enhancing visual quality through additional planting areas. This project is a collaborative effort between the GIS team and the Graphics team, coordinated by Ms. Griffith. The Graphics team developed a colorful, engaging plan layout designed to enhance public understanding by creating conceptual renderings to visualize proposed improvements. These renderings have proven especially effective in addressing safety and maintenance concerns raised by county staff responsible for managing the property. The draft report is complete, with final production targeted for January.

Director's Report:

Mr. Edmond highlighted the draft 2026 Work Program sections which aligns with the six Landscapes3 themes. Staff will review the 2026 Work Program in greater detail at the January board meeting, with formal adoption anticipated at that time. The Work Program has been redesigned to a visually enhanced, graphic-based PDF to improve readability and usability. The document is a catalog of the planning commission's most impactful work, focusing on major initiatives rather than day-to-day tasks. Structural changes include a new standalone chapter for Community Planning, a dedicated Design and Technology Innovation chapter, and the task-based elements of the Communications Plan. The remaining Communications Plan now serves as a reference and strategy document.

Next, Mr. Edmond reiterated that the final Quarterly Municipal Manager Transportation Forum of the year will be held tomorrow, December 11. Staff plans to present a coordinated annual outreach and events calendar in 2026 to ensure balanced scheduling and intentional engagement throughout the year.

Lastly, Mr. Edmond announced that Gina French, Graphic Supervisor, concluded her service with the County. The position will be reposted pending County approval. Work anniversaries include Ms. Griffith – 9 years of service, Mr. Styche - 13 years of service, and Ms. Stauffer – 35 years of service. The January board meeting will include adoption of the 2026 Work Program, discussion of organizational changes, and review of upcoming priorities and notable initiatives for the year.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:21PM WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, 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