



MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 250  
April 8, 2026

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

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

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

STAFF PRESENT VIA ZOOM: Steve Buck; Beth Cunliffe; Angela Dracup; Kevin Myers; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Nina Weisblatt.

VISITORS PRESENT IN PERSON: Seung Ah Byun; Kelly Donia; Andrew Schneider; Elizabeth Burns; Grant DeCosta; Ben Tengwall; Tony Gianino.

VISITORS PRESENT VIA ZOOM: 1610\*\*\*\*346; Beth [surname unknown]; Bosco Malvern Hunt; Elle [surname unknown]; Ellena Luong; Ginny Marcille-Kerslake; Gordon's iPhone [surname unknown]; iPhone (31)Lisa [surname unknown]; Karen [surname unknown]; Kirstin [surname unknown]; Laura Schilling; Megan [surname unknown]; Megan Van Riet; N S Kapsi; P. S. Munson; Rajesh & Sandhya [surname unknown]; Rob Altieri; Ryan Furlong; Ryan Long (Walker Consultants); Shripad Joshi; Srini Tetali; Sudhakar [surname unknown]; Suresh Iphone [surname unknown]; Valentina Goutorova; Vlad Liflyandchick; and two anonymous attendees.

#### 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, April 8, 2026 was called to order at 2:03 P.M. by Chair Nate Cline.

#### PUBLIC COMMENT:

Several residents strongly opposed the proposed data center in East Whiteland Township, citing concerns about environmental impacts, energy usage, health risks, property value decreases, and the substantial changes from the originally approved plan. Residents argued the revised, 1.6 million square-foot project should be treated as a new application rather than an amendment since the current proposal significantly differs from the original 2024 approved plan, requesting a pause in the project to allow for proper review and consideration of new regulations. The Planning Commission clarified their advisory role as land use is primarily regulated at the municipal level and noted their staff's efforts in providing detailed feedback and developing model ordinances, in collaboration with Montgomery County, to address data center issues.

PRESENTATION:

Grant DeCosta and Beth Burns from Brandywine Conservancy presented their initiative to establish a Greater Brandywine Valley National Heritage Area, a bi-state effort covering parts of Pennsylvania and Delaware. The initiative aims to tell a cohesive story through cultural, historic, natural, and recreational resources. The Conservancy has engaged consultants to conduct a 14-month feasibility study, which began in January and is expected to be completed next February. The study will determine the boundary, managing entity, and storylines for the potential National Heritage Area designation, with public engagement planned for late summer and fall.

Jake Michael gave an update on the 2025 Protected Open Space Tracking, showing that Chester County now has over 156,000 acres of protected open space, representing 32.2% of the county. More information about the county's protected open space program can be found [on CCPC's website](#).

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR MARCH 11, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported single-family homes saw a notable increase this month, bringing the 3-month average above last year's levels. Apartments and townhomes are slightly down, though overall year-to-date totals remain higher than last year. Twins and mobile homes have not been appearing in submissions. Agricultural reviews are stable compared to last year's average. Commercial activity is slightly down but still close to last year's volume. Industrial projects increased, driven in part by data center-related activity. Institutional projects also rose modestly this month compared to last year.

A MOTION TO APPROVE THE TWENTY-SIX (26) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-02-26-18815; LD-01-26-18789; LD-02-26-18818.

Mr. Cline recused himself from the following applications: SD-02-26-18829; SD-01-26-18796; LD-02-26-18813.

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

A MOTION TO APPROVE THE NINE (9) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: Franklin Township, Struzinski, 72-4-29.1A

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera reported that the VPP and CPA programs currently include 2 multi-municipal projects and 24 single municipal projects across the county. The West Chester Borough Park, Recreation, and Open Space Plan was officially adopted. The borough is already pursuing multiple grant applications to implement improvements identified in the plan.

Next, Ms. Griffin Rivera reported that the Chester County Historic Preservation Network Leadership Breakfast was well attended and featured networking opportunities and presentations on bridge review processes, CC A250PA update, and zoning & historic preservation.

Lastly, Ms. Griffin Rivera reported that data center development is becoming a more frequent consideration in zoning and subdivision ordinance updates. The new *Data Center Ordinance Guide* recently released by the CCPC has been shared with municipalities and is reportedly being well received, helping guide local planning efforts.

Sustainability Division Update:

Ms. Griffith reported that work is progressing on the county's Climate Action Plan update, covering both community-wide and county government actions. A recent kickoff meeting with county leadership focused on refining priorities and narrowing actions for greater impact. Next steps involve deeper discussions and defining specific actions within each priority area.

Next, Ms. Griffith reported that the new *Data Center Ordinance Guide* developed in collaboration with Montgomery County Planning Commission includes explanatory text and model ordinance language that municipalities can customize to fit their needs. The guide contains suggested ordinance language with specific numeric standards and is tailored to local land use conditions. The guide is an evolving resource that will be updated as technology and regulations change.

Lastly, Ms. Griffith reported the Keep Chester County Beautiful Initiative has a goal of 50 new volunteer groups by 2026 and is aligned with the U.S. 250th anniversary. A recent cleanup event, conducted in partnership with the Chester County Litter Lifters, took place on a challenging and steep roadside that is notorious for public dumping.

Multimodal Transportation Division Update:

Mr. Styche reported that CCPC staff are actively involved in two major studies that are underway along the Lincoln Highway (Route 30) corridor in Caln Township: TMACC-led study (funded through DVRPC's TCDI program) focusing on active transportation improvements; and a DVRPC Regional Vision Zero study focused on safety improvements, particularly addressing crashes involving pedestrians and cyclists. The two studies overlap geographically and are expected to be completed within the year.

Next, Mr. Styche reported that the first quarterly transportation forum for municipal managers was held on March 26. The purpose of the forum was to share regional transportation updates, highlight

funding opportunities, and improve communication between county staff and municipal leaders. Key topics were: Transportation Improvement Program (TIP) overview, congestion management process, SEPTA – Public Transportation funding update, trail development projects update, and the 2026 CCPC Work program overview. The remaining 2026 forums are scheduled for June 25<sup>th</sup>, September 24<sup>th</sup>, and December 17<sup>th</sup>.

Design and Technology Division Update:

Mr. Creary introduced Tomoko Takushi, CCPC’s new Graphics Supervisor, and provided an update on current projects within the GIS, technology, and graphics team. The technology team successfully worked with DCIS in the transition of ArcGIS licensing from group to individual licenses. The graphics team worked in collaboration with the Sustainability Division, creating a metal recycling toolkit. This toolkit is part of a broader effort by an Environmental and Energy Advisory Board member to create actionable resources for local Environmental Advisory Councils.

Director’s Report:

Mr. Edmond reported on the following events: The Chester County Historic Preservation Network event supports historic preservation efforts; Town Tours will launch on April 30, expanded this year to 13 tours in recognition of the 13 original colonies; and a Liberty Bell-themed public art installation (sponsored by the Chester County Community Foundation) will be unveiled prior to the Town Tours kickoff.

Next, Mr. Edmond reported on the following staffing, administrative, and professional engagement updates: Tomoko Takushi was welcomed as CCPC’s new Graphics Supervisor; the Salary Board approved converting a part-time administrative role to full-time; internship needs are currently being filled; and CCPC staff have played key roles in recent professional planning webinars.

Lastly, Mr. Edmond reported that the *Data Center Ordinance Guide* was developed in collaboration with the Montgomery County Planning Commission in response to growing municipal demand for direction on data center development. The guide provides explanatory context and flexible model ordinance language with recommended standards emphasizing balancing regulation with legal feasibility, allowing municipalities to customize standards. The Planning Commission’s role as a neutral, professional advisor, helping municipalities make informed decisions rather than advocating for specific positions within local land use controversies was reiterated.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:18PM 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