



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
May 8, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Stephanie Duncan; Doug Fasick; Frank Furman; Matt Hammond; Andrew Wright.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Carrie Conwell; Beth Cunliffe; Rachael Griffith; Jake Michael; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Steve Buck; Kate Clark; Angela Dracup; Gwen Duli; Paul Farkas; Paul Fritz; Mark Gallant; Gene Huller; Kevin Myers; Carolyn Oakley; Chris Patriarca; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 East and via Zoom audio/video on Wednesday, May 8, 2024, was called to order at 2:01 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Planning Commission staff presented a preview of the A Changing World and Chester County, Five-Year *Landscapes3* Assessment meeting, which is scheduled for May 14, 2023 at the Government Services Center. Mr. O'Leary noted that *Landscapes3* was adopted November 2018 and implementation began in early 2019. Most of the 57 recommendations have had either significant or very significant progress. The L3 goals and their implementation will be featured during the months this summer. Mr. Michael noted that the pandemic has significantly impacted some of the trends and presented metrics for each goal area (Preserve, Protect, Appreciate, Live, Prosper, and Connect) comparing the base year 2018 data through the current year 2023 data. Mr. O'Leary presented on the non-residential and residential growth and development areas in the *Landscapes* map's growth and rural

areas. Mr. O’Leary mentioned that almost half of the residential and non-residential development occurred in urban and suburban centers which make up 7% of the county’s land. Ms. Stauffer presented on the following trends: economic, transportation, housing, health care, environmental and sustainability, and recreation and leisure. Looking ahead, a five-year trends survey is now available through June 30, 2024 targeting municipalities, planning partners, and the general public.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 10, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were sixteen (16) Subdivision and Land Development Reviews prepared in April 2024.

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. Cline recused himself from the following applications: SD-03-24-18049; LD-03-24-18035.

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

There were ten (10) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in April 2024.

A MOTION TO APPROVE THE TEN (10) 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.

Act 537 Reviews:

Ms. Conwell presented the Commission with three (3) minor Act 537 reviews for the month of April 2024.

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

Mr. Cline recused himself from the following application: West Chester Borough, 250 E. Market Street.

Vision Partnership Program 2024 Round One Grants:

Ms. Stauffer noted that the CCPC VPP subcommittee recommends that the Commission approve the following four (4) applicants for VPP 2024 Round One Grant funding: Malvern Borough, Zoning Ordinance Amendments; Upper Uwchlan Township, Eagle Village Gateway and Mobility Plan; Kennett Square Borough, State Street Revitalization Planning Study; and New Garden Township, Zoning Ordinance Update.

A MOTION TO APPROVE THE FOUR (4) APPLICANTS TO RECEIVE VPP 2024 ROUND ONE GRANT FUNDING WAS MADE BY MR. WRIGHT, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that the National Electric Vehicle Infrastructure (NEVI) round 1A awards totaling \$20 million statewide were announced in April. The goal is to provide electric vehicle charging infrastructure along Alternative Fuel Corridors. Two Chester County recipients received awards totaling \$1,637,240.

Next, Mr. Styche reported that the regional Transportation Alternative Set Aside (TASA) awards were announced in January. Upper Uwchlan Township (UUT) received \$1 million in awards towards their Route 100 Pedestrian Path project. UUT has received the additional \$700,000 from the statewide awards. The Frick's Lock Village historic building renovation was not selected for awards at the statewide level.

Lastly, Mr. Styche reported that he presented the current trail development initiatives for the Struble Trail extension and three Chester Valley trail projects including the Enola Low Grade extension, Phase IV extension into Oaklands Corporate Center, and the development of the P&T corridor at TMAcc's April 18 Breakfast Briefing.

Design and Technology Division Update:

Mr. O'Leary summarized the development reviews, mentioning that the residential numbers are down and non-residential reviews are not as strong as last year. National economic trends, mortgage rates, and building costs are impacting development.

Community Planning Division Update:

Ms. Speirs reported on the Vision Partnership map noting that there are 19 single municipal projects and six multi-municipal projects covering 22 municipalities with CCPC staff leading projects in 15 municipalities. Ms. Speirs gave an update on the following VPP projects: City of Coatesville zoning update; Downingtown comprehensive plan update; West Sadsbury comprehensive plan update; Penn Comprehensive Plan update; East Bradford Zoning update; West Whiteland Parks Wayfinding Signage Manual; Multi-

municipal Route 41 corridor improvement study; East Fallowfield open space, recreation and environmental resource plan update; Multi-municipal Mason-Dixon line/Arc corner heritage interpretation and connectivity plan; and Multi-municipal Harriet Tubman underground railroad heritage interpretation plan. Newer VPP projects include: East Whiteland zoning update; Phoenixville zoning update; Oxford region comprehensive plan update; and West Pikeland parks, recreation, and open space plan update. Other non-VPP projects include: Town Tours and Village Walks; Heritage interpretive network planning; Kennett Township Brandywine Battlefield sign; Park day – Brandywine Battlefield task force and Keep Chester County Beautiful coordination; Urban centers technical assistance; and Sheep & Wool day CCPC outreach.

Sustainability Division Update:

Ms. Griffith reported that the HOA Sustainability Summit was a success with engaging presenters from both HOAs and HOA service providers. As a follow-up to the summit, discussion-based round table online events are being planned.

Next, Ms. Griffith reported that a single use plastics webpage is now live containing a single use-plastics fact sheet and an interactive map of municipal single use plastic ordinances.

Lastly, Ms. Griffith reported that Ms. Conwell tabled at the Upper Main Line YMCA's Earth Day event and, through Keep Chester County Beautiful, coordinated a clean-up with the Octoraro Watershed Association.

Director's Report:

Mr. O'Leary reminded the board that next month's June 12th board meeting will be off site at Upland Farm Barn in Upper Uwchlan Township beginning with a bus tour of Upper Uwchlan and Uwchlan Townships.

Mr. O'Leary noted that the Heritage Tourism Plan was adopted by the County Commissioners, encouraged the board to attend a couple of the upcoming Town Tours and Village Walks, and said the Farm Guide is now available.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:37 PM WAS MADE BY MS. MORRISON, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/ncs