



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Brian N. O’Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747

West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 270  
August 14, 2024

MEMBERS PRESENT IN PERSON: Matt Hammond, Acting Chair; Roberta Cosentino; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Frank Furman; Andy Wright.

STAFF PRESENT IN PERSON: Brian O’Leary, Executive Director; Carol Stauffer, Assistant Director; Beth Cunliffe; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Angela Dracup; Gwen Duli; Carolyn Oakley; Chris Patriarca; Patty Quinn; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: T. Wilson.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, August 14, 2024, was called to order at 2:00 P.M. by Secretary Brian O’Leary.

A MOTION TO APPROVE THE ELECTION OF MATTHEW HAMMOND AS ACTING CHAIR FOR THE AUGUST 14, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PUBLIC COMMENT: None.

## ACTION ITEMS:

### Approval of Meeting Minutes:

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

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were twenty (20) Subdivision and Land Development Reviews prepared in July 2024.

A MOTION TO APPROVE THE TWENTY (20) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: LD-06-24-18121.

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

There were fourteen (14) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in July 2024.

A MOTION TO APPROVE THE FOURTEEN (14) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Mr. Michael presented the Commission with three (3) minor Act 537 reviews for the month of July 2024.

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

PRESENTATION:

Mr. Jake Michael, presenting on the implementation of *Landscapes3* over the past five years, highlighted the Prosper and Connect Goal recommendations that had very significant implementation progress. The three Prosper Goal recommendations included: expand workforce development, retain and expand existing businesses, and revitalize urban centers. The three Connect Goal recommendations included: advance multimodal transportation, expand regional rail service, and create a countywide, interconnected trail network.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported on the success of the Stormwater Management HOA virtual roundtable. Two more HOA virtual roundtables are planned to continue the HOA sustainability education process: Tree and Woodland Stewardship, and Creating a Sustainability Action Plan.

Next, Ms. Griffith reported that Keep Chester County Beautiful is planning a campaign and yard sign recycling event after the November election. Second Century Alliance is going to sign up as an affiliate to Keep Chester County Beautiful.

Ms. Griffith went on to report that the Environmental and Energy Advisory Board met in July and the main topic of conversation was the implementation status of the Climate Action Plan and what CCPC might focus on in the coming year through its work plan. The board also discussed potential roles it could play in supporting EACs.

Lastly, Ms. Griffith reported on the status of the implementation of Chester County's Climate Action Plan (CAP) which was adopted in October 2021. The CAP has one overarching goal - to reduce greenhouse gas emissions by 80% of 2005 levels by 2050. The CAP has 160 actions spread across four categories: buildings and energy; transportation and land use; waste management; and agriculture, food, and forestry. An assessment status and overview of progress toward implementing each action in the plan, both for county government actions and those for the greater community, was presented, along with opportunities for implementation over the next couple of years.

#### Multimodal Transportation Division Update:

Mr. Styche reported that the DVRPC Board approved the southeast PA region's Transportation Improvement Program (TIP) at their July 25<sup>th</sup> meeting, which resulted in the following projects being added: Chester Valley Trail extension to Downingtown in the P&T Corridor, \$30 million; Pocopson Rd. @ Street Rd. (PA 926) intersection in Pocopson Twp., \$2.25 million; North Caln Rd/Olive Rd./Lincoln Highway intersection in Caln Twp., \$1.4 million; County Bridge #38 – Pusey Bridge in Upper Oxford and Penn Townships, \$3 million; and Coatesville SEPTA service restoration, \$7 million. Other new projects added in Chester County by PennDOT include the PA 41 bridge over White Clay Creek in Avondale and the St. Peter's Road Retaining Wall project in Warwick Twp. Major highway projects, such as rebuilding Routes 1 and 30, are still in the TIP, although project timelines for a few sections have been pushed back.

Next, Mr. Styche reported the DVRPC Board also approved projects to receive funding from the DVRPC Regional Trails Program, which included the Chester Valley Trail – Downingtown Trestle project receiving a \$200,000 award to be used for the design of the Trestle's rehabilitation for trail use as outlined in the CVT Extension to Downingtown Master Plan.

Lastly, Mr. Styche reported that the Atglen Borough Hall Park ribbon cutting took place on July 31. Funding for the project was provided by the DCD Community Revitalization Program as well as the PA DCNR C2P2 program. This park will serve as a trailhead for the forthcoming CVT Enola Low Grade Trail extension.

#### Design and Technology Division Update:

Mr. O'Leary summarized the development reviews, mentioning that the residential numbers continue to be slow. Non-residential numbers are quickly approaching last year's numbers due to a 1.1 million square foot proposed warehouse complex on a property owned by Herr's Foods.

Mr. Farkas reported on a residential density (dwelling units/acre) analysis. Mr. Farkas showed a chart estimating the density for proposed developments with four or more residential lots/units for single family residential, townhouse, and apartment development from 1999-2023 across the following landscapes: Agricultural, Rural, Rural Center, Suburban, Suburban Center, Urban Center, and county-wide.

Community Planning Division Update:

Ms. Griffin Rivera reported that CCPC will serve as the lead consultant for West Whiteland Township's Comprehensive Plan update.

The final 2024 Town Tour and Village Walk tour is schedule this week at Historic Yellow Springs (HYS). HYS will celebrate 30 years of participation in the county's TTVW program and 50 years of hosting their art show.

Ms. Griffith reported that the VPP cash grant round two opened on August 5, 2024. VPP grant applications are due September 25, 2024.

Director's Report:

Mr. O'Leary reported that the following two new hires will start work on August 19, 2024: Geoff Creary, Design and Technology Director; and Ryan Mawhinney, Senior Sustainability Planner.

Next, Mr. O'Leary reported on the following fall events: Transportation Forum, September 24, 2024 at the West Whiteland Township building; Planners Forum, October 2, 2024 at the Uwchlan Township building; and Housing Forum, October 30, 2024 at the Government Services Center.

Lastly, the 2025 Work program will be presented to the board for comments at the October board meeting.

ADJOURNMENT

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

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/ncs