



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
September 10, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Stephanie Duncan; Matt Hammond; Michael Heaberg; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Andrew Wright.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Richard Drake; Paul Farkas; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Jake Michael; Kevin Myers; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Angela Dracup; Gene Huller; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Sally Warren.

VISITORS PRESENT IN PERSON: Bryce Pledger; Zoe Powell.

VISITORS PRESENT VIA ZOOM: Zaid Ajlani.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, September 10, 2025 was called to order at 2:04 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

Mr. Cline welcomed Bryce Pledger, a student at Avon Grove Charter High School. Mr. Pledger was job shadowing Mark Gallant, CCPC Senior Community Planner.

PRESENTATION:

Mr. Michael gave an overview of CCPC's Strategic Business Plan (SBP), a department level plan, which includes the following: open space planning, housing advocacy; historic preservation; trails planning; economic development; agricultural development; and transportation planning. Mr. Michael then showed how CCPC's SBP supports the County's broader Strategic Plan which addresses the following: health and human services; public safety; economy; growth, preservation and environment; financial management; and governance. Mr. Michael also presented on Managing for Results, a countywide system for measuring departmental performance against strategic goals in the following areas: protected open space; viable/protected farmland; historic inventory/standards; housing diversity; non-residential development; active transportation; and improved travel time. More information

can be found on the following: CCPC's 2024 Strategic Business Plan on page 153 in the [County's Budget](#); archived [Past County Budgets](#); and general [Strategic Plan/MFR](#) information.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE AUGUST 13, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that compared to this month last year: total reviews, single family homes, and apartment units increased; townhomes and twin reviews decreased; and agricultural reviews remained the same.

Mr. Farkas reported on the following Review of Interest: Lower Oxford Township, LD-07-25-18596. This review emphasizes significant industrial expansion and concerns focusing on environmental impacts, stormwater management, and over-provision of parking.

The board then began a discussion on how strident the CCPC's 247 review letters should be, with some members arguing for a stronger tone and others urging caution. The board requested CCPC to review the 247 review letter's current structure, comparing them to neighboring county's 247 review letters, and adding a discussion item to a future board agenda for staff to report back their findings.

A MOTION TO APPROVE THE TEN (10) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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

A MOTION TO APPROVE THE TEN (10) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: MA-07-25-18611.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEW WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that her team took a summer field view to the Stroud Water Research Center where they observed indoor lab simulations of water quality and creek conditions, viewed outdoor research on stream bank stabilization, and discussed water quality challenges. Ms. Griffith's team also visited Bondsville Mill Park, a former mill site that is now restored as a municipal park with a pollinator garden.

Next, Ms. Griffith reported that the Climate Action Plan is being updated through the state's Local Climate Action Plan and working with Penn State Students. The county hopes to engage a consultant to refine county-level actions and set realistic targets under current funding. A municipal assistance program grant application has been submitted to the PA Department of Community & Economic Development.

Lastly, Ms. Griffith reported that planning is underway for the Fall Open Space Summit, working with conservancies to determine topics. The target audience will be the general public that are open space supporters & advocates, including municipal open space committee members. A tentative Summit program may split into two sessions: Session 1 (virtual) will be an educational overview of open space preservation, conservation easements, and funding sources; Session 2 (in-person) will be a panel discussion on intersections of open space with climate resilience, land use, and housing. November 2025 dates are being discussed.

Multimodal Transportation Division Update:

Mr. Styche reported on the Bus Shelter Initiative. Phoenixville installed a bus shelter using county grant money. The bus shelter is located at the intersection of Church & Main streets, and includes a bench, solar lighting, a new pedestrian bump out, and street trees. The initiative's budget was \$25,000, divided into two grants of \$12,500 each, one of which was given to Phoenixville Borough to use toward the bus shelter. The other \$12,500 was given to West Chester Borough for a shelter on High Street, a PennDOT road, which is under HOP review, delaying installation.

Next, Mr. Styche reported that a Philadelphia judge issued an injunction blocking planned SEPTA service cuts and delayed a fare increase of 21.5% until September 14. In a recent development, \$394M of capital funds in the state's Public Transportation Trust Fund are being transferred to SEPTA by PennDOT's Secretary Carroll for operations and for restoring full service. Mr. Edmond added that this will eventually hamper SEPTA's ability to replace fleet and repair infrastructure.

Lastly, Mr. Styche announced that a virtual Transportation Forum will be held on November 19. Also, statements of interest have been received for phase 1 of Chester Valley's Trail's P&T Corridor design. Consultant selections will follow.

Design and Technology Division Update:

Mr. Creary recognized the D&T teams' accomplishments: Graphics teams Town Tours and Village Walks participation and the creation of a Sustainable HOAs Video Series; GIS's 247 modeling collaboration with a major technical transition from ArcMap to ArcGIS Pro.

Community Planning Division Update:

Ms. Griffin Rivera displayed the August VPP municipal assistance projects map noting that there are 20 single municipal projects and 3 multi-municipal projects active across Chester County noting that the 2025 Fall Round 2 VPP application cycle is now open with pre-application meetings available through September 22 and full applications due by September 26.

Next, Ms. Griffin Rivera reported that the 2025 Town Tours and Village Walks program is finished. There were 823 participants who attended the TTVWs throughout the summer with the final tour being held at Historic Yellow Springs.

Lastly, Ms. Griffin Rivera reported that the new multi-session Housing Workshop format is replacing the prior Housing Summit format with interactive, invitation-only workshops that pair municipalities with housing partners.

Kevin Myers reported that the Urban Centers Forum is scheduled for Thursday, September 25, 5:30–7:00 p.m., online only. Topics will include Active Transportation Plans and bike parks (pump tracks, jump lines, and skills parks). A bike park eTool is under development.

Director's Report:

Mr. Edmond reported on the following events:

- Town Tours and Village Walks wrap-up: 677 citizens attended, an additional 150 participants were involved as volunteers, staff, or county representatives, adding up to a total engagement of over 830 individuals.
- Upcoming APA PA Statewide Conference: Scheduled for October 12–14 in Harrisburg, with nearly a dozen CCPC staff members attending and nearly half presenting at sessions.
- Fall Workshops and Summits:
 - September 17 - Housing Workshop #2 in Phoenixville.
 - September 26 - Urban Center Forum, online only.
 - October 8 – Planning Commission Board off-site board meeting and tour in Oxford.
 - November 19 – Transportation Summit, online only.

- Other November events: Chamber of Business & Industry housing event, We Conserve PA event at PSU Great Valley, and the Open Space Summit.
- 75th Anniversary Celebration: Tuesday, October 28 at Historic Yellow Springs, focusing on 75 years of CCPC accomplishments, honoring current/past staff, board members, and partners. The program will include stories, reflections, and a futurism panel with an emphasis on community and partnership contributions.

Next, Mr. Edmond reported that Colin Murtoff, CCPC's GIS specialist, will receive a Top TDM Professional Award from GVF Transportation at GVF's Insights event on September 22.

Lastly, Mr. Edmond reported that SEPTA service cuts have been reversed, but fare increases remain. Concerns remain about long-term funding gaps if the state legislature does not provide backfill. Planners will continue monitoring SEPTA's Bus Revolution and Reimagining Regional Rail initiatives.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:45 PM WAS MADE BY MS. COSENTINO, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs