



MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 351 East  
January 14, 2026

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

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Andy Wright.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; David Blackburn; Geoff Creary; Beth Cunliffe; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Carolyn Oakley; Patty Quinn; Luis Rodriguez; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Carrie Conwell; Angela Dracup; Paul Farkas; Chris Patriarca; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Bertha Jackmon; Kate Morgenstern; A. Solomon; Molly Wills; Crystal [surname unknown]; Lynn [surname unknown].

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, January 14, 2026 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

ACTION ITEM:

Appointment of the 2026 Board Officers:

A MOTION TO APPOINT NATHAN CLINE CHAIR OF THE 2026 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. HAMMOND ON BEHALF OF THE NOMINATING COMMITTEE, SECONDED BY MR WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline abstained from voting for the 2026 Chester County Planning Commission Board Chair.

A MOTION TO APPOINT ROBERTA COSENTINO VICE CHAIR OF THE 2026 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. HAMMOND ON BEHALF OF THE NOMINATING COMMITTEE, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Cosentino abstained from voting for the 2026 Chester County Planning Commission Board Vice Chair.

A MOTION TO APPOINT MATTHEW EDMOND SECRETARY OF THE 2026 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. HAMMOND ON BEHALF OF THE NOMINATING COMMITTEE, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PRESENTATIONS:

Mr. Rodriguez presented on the Points of Light, an interpretive driving tour highlighting the complexity of the Underground Railroad in Chester County. The project originated as a Vision Partnership Program (VPP) initiative. CCPC finished the project, aligning it with the County Heritage Tourism Plan and the Heritage Interpretation Network. The goal is to deepen public understanding of the collective efforts that helped freedom seekers reach safety. An interactive map was created showing 14 sites across the county within the following four categories: Gateways, Interpretive Tour Sites, Heritage Centers, and Viewing Corridors.

Ms. Quinn presented on the Transportation Improvement Inventory (TII) and the Transportation Priority Projects brochure. Both are publicly available on the county website.

The TII is updated every two years by reaching out to all 73 municipalities to update and submit their transportation needs to provide a current assessment of conditions and priorities. The TII informs regional planning efforts, including DVRPC's Connections 2050 long-range plan and the regional Transportation Improvement Program (TIP). The overall goal of the TII is to help advance transportation projects toward funding and construction. The total estimated cost of projects in the TII is approximately \$4.592 billion.

The Transportation Priority Projects brochure provides a high-level overview of projects with the greatest potential impact in Chester County based on input from municipalities, engineering firms, economic development organizations, PennDOT, and SEPTA. TIP-funded projects are now highlighted in the brochure. A new resiliency category was added. After finalizing the brochure, the county seeks letters of support from County Commissioners and state legislators. The materials are then submitted to the State Transportation Commission to advocate for funding.

Ms. Oakley presented on CCPC's website performance, e-newsletter metrics, and social media activity.

CCPC distributes two e-newsletters: a monthly CCPC e-newsletter with just under 2,900 subscribers, representing an 11% increase from the previous year and a quarterly sustainability e-newsletter with just under 1,700 subscribers, representing a 21% increase.

In 2025, the planning website recorded 234,505 page views, a 4% increase from 2024. For reference, the main Chester County website receives approximately 7 million page views annually. Most visited pages are the homepage and the Town Tours and Village Walks page. Historic preservation was the most visited planning topic, followed by environment and transportation. Ms. Oakley also maintains several related websites: Schuylkill River Passenger Rail Authority, America 250PA – Chester County, Chesco Ride Guide, and is the backup support for the main Chester County website.

Social media total followers across all platforms reached 8,866, a 4% increase over last year. Top Social Media Content for each platform: Facebook, Brandywine Battlefield and CCPC's 75<sup>th</sup> posts; LinkedIn, new Executive Director, the passing of Bob Bielski & Bill Fulton, and CCPC's 75<sup>th</sup> posts;

Twitter/X, Phoenixville as a top 10 small town, CCPC's 75<sup>th</sup> celebration, and the adoption of Landscapes2; Instagram, CCPC's 75<sup>th</sup> posts.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR DECEMBER 10, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2026 Proposed Work Program:

Mr. Edmond presented an overview of the 2026 Work Program which focuses on significant initiatives aligned with CCPC's six goals. Two new sections, titled Communications and Innovation, were added to better reflect work that does not fit neatly into traditional planning categories. Key initiatives by goal area include:

- Preserve - Open Space Accelerator Program
- Protect - Climate Action Plan Update, Data Center Planning Tool, Sustainable HOAs, and EV Charging Station Project Management
- Appreciate - Chester County 250th Implementation and Heritage Interpretive Network
- Live - Removing Housing Barriers, Land Bank Administration, and Housing Capacity and Needs Study
- Prosper – Imagining Transit-Oriented Communities
- Connect - Chester County On-Road Bike Plan, Circuit Trail Extensions, and Quarterly Transportation Forums

The Community Planning Assistance section was renamed to better reflect the nature of the work previously labeled under Landscapes-related headings. The Innovation section highlights design and technology efforts including a Chester County Map and a 247 Activity Map. The Ongoing Activities section documents regional, intergovernmental, and professional activities staff participate in. The Communication Plan's action-oriented tasks were integrated into the work program. The Communications Plan was restructured into a reference document including broader messaging and audience strategy.

The Board requested edits clarifying Communication levels associated with the Landscapes3 update, clarifying the difference between the two historic preservation trainings, and minor wordsmithing.

A MOTION TO APPROVE THE 2026 PROPOSED WORK PROGRAM WITH MINOR EDITS AND CLARIFICATIONS WAS MADE BY MR. CLINE, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that compared to the previous year, single-family housing activity remained generally consistent, apartment development showed a significant increase, and townhouse and twin housing units both declined. Non-residential agricultural-related development declined, and

industrial and institutional development matched the previous year exactly in terms of number of submissions.

Next, Mr. Creary reported on the following Review of Interest: LD-12-25-18749 - Downingtown Borough. Submitted as a sketch plan, this review looked at the adaptive reuse of an old Rite Aid building by turning it into a car wash.

Lastly, Mr Creary presented the newly drafted comment that will be included in 247 review letters ensuring open space intended for preservation remains permanently protected from future development.

A MOTION TO APPROVE THE SIXTEEN (16) 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-12-25-18749.

Mr. Cline recused himself from the following applications: SD-11-25-18727, SD-10-25-18665.

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

A MOTION TO APPROVE THE FOURTEEN (14) 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.

Ms. Cosentino recused herself from the following application: ZA-11-25-18745.

Mr. Cline recused himself from the following applications: ZA-11-25-18728; ZO-10-25-18707; ZM-11-25-18730; ZO-10-25-18708; ZA-12-25-18750; CP-10-25-18701.

Act 537 Reviews:

A MOTION TO APPROVE THE SEVEN (7) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: London Britain Township-Fisher/Stoltzfus; New Garden Township – 147 Maple Lane; New Garden Township - Becker.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that the Climate Action Plan update is fully underway. The county is partnering with Penn State students through the Local Climate Action Plan program. Students are conducting a greenhouse gas inventory for both countywide emissions and county facilities.

Next, Ms. Griffith reported that staff are developing resources to assist municipalities in planning for data centers. An educational event for municipal officials and staff is being planned in collaboration with Montgomery County, anticipated for the last week of February. A locally focused white paper is in development to synthesize relevant information on data centers and energy demand. The feasibility and value of creating a model data center ordinance for Chester County municipalities is under evaluation. Staff participated in a six-month national peer learning cohort led by the National

Renewable Energy Laboratory, in partnership with the Chester County Economic Development Council.

Ms. Griffith went on to report that Keep Chester County Beautiful, in coordination with the America 250PA Chester County Commission, is launching a new communications campaign to encourage volunteer groups to adopt highways, public spaces, and historic sites. Two upcoming February webinars were announced overviewing the Adopt-A-Highway programs and How to Host a Safe and Successful Cleanup Event. The goal is to engage 50 volunteer groups throughout 2026.

Next, Ms. Griffith reported that the division submitted nominations for Keep PA Beautiful awards, including: Jahaco in East Fallowfield and Jim Werahey, Chair of Uwchlan Township's Environmental Advisory Council.

Lastly, Ms. Griffith reported that the county was awarded a DCNR C2P2 grant to develop a countywide tree canopy plan. The tree canopy planning initiative will begin in the second half of the year. An additional DCNR grant, co-applied for with the Conservation District, was awarded to support lawn conversion projects.

#### Multimodal Transportation Division Update:

Mr. Styche announced that Patty Quinn successfully earned AICP certification and was also promoted to Planner III.

Next, Mr. Styche provided an update on the significant number of state grant awards announced in December. Chester County received approximately \$20.33 million in grant funding during the most recent award cycle across all award programs.

PA DCED Awards: Act 13 programs: Flood Mitigation - two projects totaling approximately \$125,000; Greenways, Trails, and Recreation Program - six projects totaling approximately \$491,000; and Watershed Restoration and Protection Program - one project totaling \$150,000. The Local Share Account (LSA) awarded 1,329 projects statewide, totaling approximately \$282.4 million. Chester County received 51 awards totaling approximately \$11.66 million.

PennDOT Grant Programs: Multimodal Transportation Fund - Two awards were received by West Bradford Township and West Goshen Township; Green Light-Go Program - Three awards were announced for traffic signal improvements in East Whiteland Township, Upper Uwchlan Township, and West Whiteland Township.

DCNR announced 24 awards totaling over \$6 million within Chester County including: \$500,000 for final design of the Downtown Trestle Rehabilitation Project; approximately \$1.25 million for acquisition of 21 acres in Newlin Township; and Westtown Township received \$75,000 to prepare a master site development plan for Crebilly Preserve.

#### Design and Technology Division Update:

Mr. Creary reported that GIS staff played a key role in producing detailed, user-friendly maps and the Graphics team integrated GIS data, maps, and supporting information for West Whiteland Township's draft Comprehensive Plan which has been released. Public and stakeholder comments on the draft Comprehensive Plan are currently being collected.

#### Community Planning Division Update:

Ms. Griffin Rivera presented maps illustrating VPP's active projects, including two multi-municipal and 22 single-municipal projects. Noting that East Caln Township's zoning ordinance 24-month

project was added to the single-municipal projects with CCPC serving as the consultant. CCPC's in-house consulting services is being rebranded from a subset of the Vision Partnership Program to Community Planning Assistance (CPA). Due to the county's 2026 budget not allocating funding, the Vision Partnership Program will not be offered in 2026. However, the County will continue to provide planning assistance contracts, including targeted updates and limited-scope projects, undertaken by county planning staff.

Next, Ms. Griffin Rivera reported that a new pilot program, Ongoing Planning Assistance, will launch in 2026. Under this model, a county planner will work directly with a municipality on an ongoing basis, assisting with tasks such as Act 247 reviews, grant guidance, and participation in meetings.

Lastly, Ms. Griffin Rivera announced the likely establishment of a County Land Bank in 2026, as funding for it is included in the county's 2026 budget. CCPC involvement will include assisting with the formation of the land bank board and development of bylaws. The land bank has been funded at \$115,000 in the County budget for its first year.

Director's Report:

Mr. Edmond reported on events happening in Q1. American 250PA State Chapter's Chester County Kickoff, Friday, January 16, 2026 at 1:30 PM at the Chester County History Center. Key speakers include Senator Carolyn Comitta, Chester County Commissioner Marian Moskowitz, and A250PA Commission Chair Michelle Kichline. Western Chester County Chamber of Commerce Breakfast with the Chester County Commissioners, Wednesday, January 21, 2026. Planning is underway for upcoming events: Open Space Summit and the Historic Commission Leadership Breakfast.

Next, Mr. Edmond reported on CCPC staff updates. Patty Quinn achieved AICP certification. Libby Horwitz is leaving CCPC on February 6<sup>th</sup>, leaving the Housing and Economic Development Planner position vacant. Recruitment efforts are underway and referrals are encouraged. The Graphic Supervisor Position has been posted. CCPC staff are participating in and presenting at the APAPA Webinar Wednesdays series. Ms. Stauffer, the graphics team, division directors and other staff who contributed were commended for their involvement in finalizing the 2026 work program.

Lastly, Mr. Edmond reiterated that the VPP will not be funded in 2026, however previous awards continue. Coordination with municipalities on program suspension messaging is ongoing with formal communication expected early next week.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:22PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Matthew J. Edmond, Executive Director  
Chester County Planning Commission

MJE/ncs