



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
February 11, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Matt Hammond; Michael Heaberg.

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

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Geoff Creary; Beth Cunliffe; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Carrie Conwell; Carolyn Oakley; Al Park; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Garrett Kluthe; Jena Luck; Alex Herzog.

VISITORS PRESENT VIA ZOOM: Beth Angiulo; Isaiah Brewer; Myles Calderbank; Alyssa Evans; Sam Haverstrom; Tristan McNerny.

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, February 11, 2026 was called to order at 2:01 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Farkas, excluding second reviews, summarized the 2025 Act 247 development review activity and noted trends over the last decade for the following: proposed residential lots/units for single family, twins, townhouses, apartments, and mobile homes; proposed non-residential square footage for commercial offices, commercial hotels/resorts/inns, commercial retail/other, industrial, institutional, and agriculture; and percentage of proposed development activity in the Landscapes² and Landscapes³ growth area designations for both proposed residential lots/units and non-residential square footage. Next, Mr. Farkas displayed a county map depicting the locations of land development and highlighting the ten largest reviews for proposed residential lots/units and non-residential square footage. Mr. Farkas next reported on major institutional and other plans from prior years which were approved and endorsed in 2025 to permit recording. Lastly, Mr. Farkas reported on the number of ordinance reviews and topics over the past ten years for comprehensive plans, curative amendments, miscellaneous ordinance amendments/updates, official maps, SLDO amendments/updates, and zoning ordinance amendments/map amendments/updates.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR JANUARY 14, 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 that overall activity for the month was slightly slower compared to the same period last year. However, single-family residential reviews this month were slightly higher than last year. Apartments, townhomes, twins, mobile homes, and agricultural recorded zero reviews this month. Non-residential reviews were lower than last year. One industrial review and one institutional review were recorded for the month.

A MOTION TO APPROVE THE TEN (10) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-12-25-18756; SD-11-25-18740; LD-12-25-18753.

Mr. Cline recused himself from the following applications: LD-12-25-18756; SD-12-25-18748.

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

A MOTION TO APPROVE THE THREE (3) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that PennDOT held a public outreach event related to the U.S. 30 Downingtown Bypass (eastern section). A well-attended virtual public meeting and an in-person open house were held. Key discussion areas included: segment between Route 113 and Norwood Road; alternatives for US 30 and the Reeceville Road, Route 340, and Route 322 interchanges.

Next, Mr. Styche reported on the following Transportation and Infrastructure Awards: DCED Multimodal Transportation Fund - 13 Chester County projects awarded totaling just over \$6 million; DCED Small Water & Sewer Program - 26 Chester County projects were awarded over \$7 million; and the PennDOT ARLE (Automated Red Light Enforcement) Awards – Chester County received 3 awards totaling just under \$417,500. PennDOT Multimodal applications for the next round are due this Friday. Chester County is not submitting an application in this round.

Lastly, Mr. Styche reported on the following: A meeting is scheduled regarding the West Chester Borough Goose Creek Project, which is ready to proceed; Chester County previously received \$500,000 for the trestle design, which will be processed through the Engineering and Construction Management System and amended to the prior \$500,000 preliminary engineering award; and a tree canopy grant, to be executed by CCPC staff.

Design and Technology Division Update:

Mr. Creary reported that the GIS team is providing mapping and planning, and the Graphics team is providing a visually appealing project report for the Pocopson Complex Land Stewardship project, which is being led by Ms. Griffith.

Community Planning Division Update:

Ms. Griffin Rivera reported that the VPP program is on pause for this year with no new grants being funded at this time. Previously awarded VPP grants will continue to move forward. The former Technical Assistance component has been rebranded as Community Planning Assistance (CPA) and remains active and available. Under CPA, County staff (rather than outside consultants) provide planning services directly to municipalities. CPA operates on a first-come, first-served basis with no formal application process. Municipal costs are spread across quarterly cycles. A new CPA logo has been created as part of the rebranding effort.

Next, Ms. Griffin Rivera presented maps illustrating the starred municipalities receiving CPA services and non-starred municipalities receiving previously awarded VPP grants. The map includes three new VPP projects awarded last fall.

Sustainability Division Update:

Ms. Griffith reported that the Environmental & Energy Advisory Board (EEAB) will serve as a primary stakeholder group for the Climate Action Plan (CAP) update. EEAB will meet more frequently this year to provide ongoing input. Penn State graduate-level professionals, through the Local Climate Action Plan Program, completed the greenhouse gas inventory update.

Next, Ms. Griffith reported that CCPC, in partnership with Montgomery County Planning Commission (MCPC), CCATO, and DVRPC, is hosting a hybrid Data Center educational event for municipal officials and staff. The in-person event will take place at CCIU's Technical College High School, Pickering Campus in Phoenixville, on March 10, 8:00am – 12:15pm with a snow date of March 17. The virtual Zoom option will be viewing only. CCPC and MCPC are collaborating on a regionally-tailored model data center ordinance which is expected to be ready in time for the March event.

Lastly, Ms. Griffith reported that, in partnership with the America 250PA Chester County Commission, the Keep Chester County Beautiful campaign has officially launched. Two webinars were hosted. One webinar overviewed PennDOT's Adopt-a-Highway and Keep Pennsylvania

Beautiful programs and the other webinar was training for hosting a safe and successful cleanup event. A third webinar is planned with Easttown Township regarding the creation of a Route 30 Pollinator Corridor.

Director's Report:

Mr. Edmond reiterated details of the March 10 regional data centers event, emphasizing it is a collaborative effort among DVRPC, CCATO, MCPC, and CCPC. CCPC board members are encouraged to attend. CCPC and MCPC are partnering to produce a model data center ordinance paired with background guidance including benefits, drawbacks, and municipal considerations. The model ordinance is expected to be released ahead of the March 10 event. Municipalities are being notified that a new data centers webpage is now live on the Planning Commission website noted under "What's New".

Next, Mr. Edmond gave the following staffing updates: A candidate offer is anticipated for the Graphics Supervisor position; the Graphics Specialist position is currently on hold and timing to fill it is unknown; the Housing & Economic Development Planner position will be advertised soon. Responsibilities will be temporarily split to ensure continuity; the passing of Jenn Baxendell with updates on the position will come later; and one to two full-time summer intern positions are anticipated.

Mr. Edmond went on to report that the Managing for Results (MFR) strategic plan is scheduled for a three-year update and County administration wants it completed by the end of this year. A key MFR area is growth, preservation, and the environment, with goals drawn from Landscapes3. Mr. Edmond and Ms. Stauffer will organize and facilitate the update of the growth and preservation policies and plan to convene stakeholders in multiple meetings this spring and summer. A separate CCPC Board-focused discussion session will be held at an upcoming Planning Commission meeting to gather targeted feedback.

Lastly, Mr. Edmond reported that the annual report is planned for release next month and should be included either in the March board meeting packet or provided in advance of the March board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:11PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs