



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
March 11, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Frank Furman; Matt Hammond; Michael Heaberg; Molly Morrison; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Stephanie Duncan.

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Angela Dracup; Ryan Mawhinney; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman.

VISITORS PRESENT IN PERSON: Seung Ah Byun; Lydia Franks.

VISITORS PRESENT VIA ZOOM: Ryan Long.

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, March 11, 2026 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Seung Ah Byun, Water Resources Authority Director, introduced their new employee, Lydia Franks, Water Resources Authority Analyst.

PRESENTATION:

Ms. Griffith provided a summary of the half-day “Understanding Data Centers in Southeastern PA” event for municipal officials, which was in collaboration with Montgomery County, DVRPC, and CCATO. Presentations and panel discussions examined the energy, environmental, regulatory, and economic implications of data center development in Pennsylvania. Presenters represented government, utilities, environmental organizations, and municipalities with active data center projects. A draft model ordinance for data center regulation is currently being developed in coordination with Montgomery County. The model ordinance will provide guidance for municipalities seeking to regulate these facilities. Presentation materials and a fact sheet summarizing event takeaways will be distributed to event registrants and may be incorporated into the county’s data center information webpage.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR FEBRUARY 11, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. FURMAN, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2025 Annual Report

A MOTION TO APPROVE CCPC'S 2025 ANNUAL REPORT WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary provided the monthly update on subdivision and land development review activity. Compared to this month last year: single-family residential reviews were down; apartments, twin homes, and mobile home reviews remained the same with no reviews; townhome reviews increased; agricultural reviews had a modest increase; commercial reviews experienced a noticeable increase; industrial reviews decreased with no reviews; and institutional reviews remained the same.

Mr. Farkas reported on the following Review of Interest: Thornbury Township, LD-01-26-18770 - Penn Oaks Tennis and Fitness Center Padel Courts addition. This review highlighted a sound analysis study comparing noise levels between padel and tennis.

A MOTION TO APPROVE THE FIFTEEN (15) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-01-26-18771; CU-01-26-18783; CU-01-26-18798.

Mr. Cline recused himself from the following applications: SD-01-26-18771; LD-01-26-18793; CU-01-26-18783.

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

A MOTION TO APPROVE THE FIVE (5) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MAJOR AND ONE (1) MINOR ACT 537 REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Creary provided an update on current projects within the GIS and graphics team. Work is underway to develop a new trail map for the Chester Valley Trail (CVT) in coordination with the Multimodal Division and the Parks staff. A key feature of the new map will be the incorporation of geo-referenced PDF technology. Support of multiple county planning efforts for mapping and data

development including mapping updates for the Oxford Region Comprehensive Plan and the Uwchlan Zoning Ordinance update continues.

Community Planning Division Update:

Ms. Griffin Rivera presented the VPP map noting that there are 25 single-municipal projects and two multi-municipal projects across Chester County. The map also reflects the updated branding for the Community Planning Assistance (CPA) Program, formerly the Technical Assistance Grant program. CPA allows municipalities to partner with county planners as consultants, with the county covering 50% of project costs through staff time and municipalities paying the remaining 50%.

Next, Ms. Griffin Rivera announced the launch of a new America 250PA Chester County eNewsletter and noted that Kevin Myers recently presented at the Local Government Leadership Forum, a training program for newly elected municipal officials.

Lastly, Ms. Griffin Rivera highlighted the significant workload handled by the Community Planning Division during February including attendance at multiple evening municipal meetings and overlapping commitments.

Sustainability Division Update:

Ms. Griffith reported that the Environmental and Energy Advisory Board (EEAB) has been designated as the Climate Action Plan's steering committee. Discussion at EEAB's February board meeting included: overall greenhouse gas reduction goals, action items, PSU student support, launching a public survey, and expanding public outreach efforts.

Next Ms. Griffith reported that Easttown Township's Environmental Advisory Council (EAC) developed a pollinator pathway program in partnership with local businesses. This initiative includes pollinator plantings and signage support from Keep Chester County Beautiful. A webinar is scheduled for March 18, 2026 to highlight Easttown's work and engage other EACs and the Chambers along the route 30 corridor. The effort is also tied to Chester County's 250th anniversary volunteer campaign.

Lastly, Ms. Griffith reported that the county's Hazard Mitigation Plan is updated every five years by the Department of Emergency Services. The purpose of the plan is to help municipalities identify local hazards and mitigation projects eligible for FEMA/state funding. The draft plan has been submitted to DEP.

Multimodal Transportation Division Update:

Mr. Styche reported that CCPC staff attended the Philadelphia Western Suburbs Trail Summit and presented on official maps, covering content from CCPC's eTools and website.

Next, Mr. Styche gave an update on the Downingtown Trestle Project. An article was published in the Philadelphia Inquirer, an inspection kickoff meeting was held in February, vegetation was cleared to allow full structural inspection, and inspection is scheduled for mid-April with a final inspection report expected in May. Request for Proposals (RFP) is in development with PennDOT, procurement, and DCNR. A grant application was submitted (Local Share Account) for removal of rails/ties.

Mr. Styche went on to report on DVRPC Funding (PA Set-Aside Program). Three Chester County applications were submitted: Downingtown - Green Street sidewalk extension, Norwood Road

connector to Struble Trail, and sidewalk improvements near Route 322/train station; West Whiteland - trail connection from Ship Road Park to Chester Valley Trail; and Tredyffrin - Township Gateway Improvements.

Lastly, Mr. Styche reported that construction of the Whitford Bridge is delayed due to utility permitting and bridge clearance issues.

Director's Report:

Mr. Edmond reported that despite technical issues, the Understanding Data Centers event in coordination with CCATO, Montgomery County, and DVRPC was a big success. Upcoming events include: Historic Preservation Leadership Meeting, March 28; Town Tours and Village Walks (TTVW) kickoff, April 30; and Chester County A250 bell dedication, April 30, preceding the TTVW kickoff.

Next, Mr. Edmond reported on staff updates. Tomoko Takushi, CCPC's new Graphics Supervisor, starts work on Monday. With the county's leadership transition, there is uncertainty about hiring approvals for the following CCPC vacancies: Community Planner (housing focus), two admin positions, and a graphics specialist. CCPC is still seeking summer interns.

Lastly, Mr. Edmond reported that the joint data center ordinance publication with Montgomery County is expected to be released by the end of March. CCPC launched an interim data center website with resources to help address and guide stakeholder questions. Due to county leadership transition, the Managing for Results (MFR) is currently on pause. The 2026 CCATO directory has been released.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:38PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs