



MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 270  
July 8, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Mike Heaberg.

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

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Wes Bruckno; Geoff Creary; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Erin Luchetti; Jake Michael; Nancy Shields; Brian Styche; Amy Zimmerman.

STAFF PRESENT VIA ZOOM: Steve Buck; Angela Dracup; Paul Farkas; Mark Gallant; Kevin Myers; Chris Patriarca.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Linda [surname unknown], WCAU news.

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, July 8, 2026 was called to order at 2:02 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Michael gave an update on the 2025 Housing Report. Housing report numbers are based on assessment data. Major takeaways include: existing housing and new housing unit sales remain consistent with the prior two years; median housing prices have increased; and multi-family apartments are being built at a higher rate than single-family housing units. The [2025 Housing Report](#) is posted on CCPC's website.

Mr. Michael discussed the annual 2025 Non-Residential Development Report, which tracks constructed development using tax assessment records and aerial photography verification. Major takeaways include: the report's overall structure is being reformatted to align more closely with that of the Housing Report; the number of non-residential development projects completed in 2025 (39) is in line with that of recent years going back to 2019, although square footage (525,168) declined significantly in 2025 and is by far the lowest total in over a decade; and institutional development has remained the most consistent category over

time. The [2025 Non-Residential Development Report](#) will be posted on CCPC's website shortly.

#### ACTION ITEMS:

##### Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR JUNE 10, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

##### Act 247 Reviews:

##### Subdivision and Land Development Reviews:

Mr. Creary noted that overall application volume remains strong, with 2026 tracking ahead of the past five years at the halfway point and this momentum is expected through the second half of the year. Although the current month has experienced a slowdown, year-to-date totals remain well above last year's pace.

Mr. Bruckno reported on local municipal ordinances that have addressed data center development. A number of the proposed ordinances are incorporating the [Data Center Ordinance Guide](#) framework developed by CCPC and MCPC. As of July 8, nineteen Chester County data center ordinances have been proposed with four being adopted – Warwick, Charlestown, and West Vincent Townships, and Phoenixville Borough.

A MOTION TO APPROVE THE TWENTY-THREE (23) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: LD-05-26-18913; LD-04-26-18906; SD-05-26-18938; SD-05-26-18919; SD-05-26-18934; LD-05-26-18908; SD-05-26-18910.

Ms. Cosentino recused herself from the following application: SD-05-26-18942.

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

A MOTION TO APPROVE THE EIGHTEEN (18) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-06-26-18971; ZA-05-26-18952; ZA-06-26-18959; ZM-05-26-18909; ZO-04-26-18905; ZA-05-26-18941.

### Act 537 Reviews:

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

### DISCUSSION AND INFORMATION ITEMS:

#### Design and Technology Division Update:

Mr. Creary reported on the progress of the Agricultural Security Area (ASA) Review Map which is currently an internal planning tool. The new GIS-based map consolidates numerous data layers into a single, easy-to-use resource, creating a "one-stop shop" for ASA reviews and it represents a significant improvement in efficiency and accessibility for staff.

Next, Mr. Creary provided an overview of the creative process used to develop the visual identity for the Bikes & More transportation initiative. The selected logo was modified to better represent an e-bike and convey movement along a roadway.

#### Community Planning Division Update:

Ms. Griffin Rivera reported continued progress on municipal planning initiatives, with 19 single-municipal projects and 2 multi-municipal projects currently underway. Two major projects were recently completed. West Pikeland Township adopted its Comprehensive Plan and West Grove Borough adopted its Zoning Ordinance Amendments.

Next, Ms. Griffin Rivera reported that staff attended the Chester County Historic Preservation Network Volunteer Recognition Celebration at the Barn of Nottingham in the Oxford region.

Ms. Griffin Rivera went on to report that June featured three Town Tours & Village Walks (TTVW), part of the County's expanded "13 Tours for 13 Colonies" America 250 programming. The next TTVW is scheduled for Thursday, July 16 at the Radley Run Mansion house.

Next, Ms. Griffin Rivera highlighted the Birch Street corridor ribbon-cutting ceremony in Kennett Square. The project celebrated completion of streetscape and connectivity improvements linking portions of the borough.

Lastly, Ms. Griffin Rivera reported that the America 250 Chester County Commission and CCPC staff successfully distributed Chester County 250th anniversary flags to all 73 municipalities, historical commissions, community institutions, and historic landmarks.

### Sustainability Division Update:

Ms. Griffith reported that the Sustainability Division completed general public outreach activities for the Climate Action Plan Update and will now enter the stakeholder outreach phase. The goal is to develop a focused set of priority actions. The plan's climate resilience component is being advanced through a countywide vulnerability analysis.

Next, Ms. Griffith announced the launch of the Open Space Accelerator Mini-Grant Program, funded through the Pennsylvania Department of Conservation and Natural Resources (DCNR). The program provides funding for municipalities to undertake small, implementation-focused planning projects identified in existing comprehensive or open space plans. Municipalities will work with a pre-selected group of consultants: Natural Lands, Brandywine Conservancy, and Simone Collins.

Lastly, Ms. Griffith provided an update on the installation of electric vehicle charging stations at county facilities funded through Representative Houlihan's Community Projects Funding. Phase one locations have been identified. With construction underway, completion is expected in early 2027. Planning has already begun for a second phase.

### Multimodal Transportation Division Update:

Mr. Styche highlighted the restoration and installation of the historic Phoenixville Ferris Wheel adjacent to Borough Hall on Bridge Street with a ribbon-cutting ceremony held on June 6.

Next, Mr. Styche reported on Delaware Valley Regional Planning Commission (DVRPC) program awards. The Transportation and Community Development Initiative (TCDI) Program awarded nine grants totaling approximately \$1.4 million. The following three Chester County municipalities received awards: London Grove Township (lead municipality) for a multi-municipal Route 41 Corridor Vision Study; Uwchlan Township for a Comprehensive Active Transportation Plan; and West Whiteland Township for a Streetscape and Mobility Study focused on the Exton Crossroads area.

Mr. Styche highlighted the second DVRPC program award. The Regional Trails Program, funded by the William Penn Foundation, awarded 17 projects totaling approximately \$4.5 million across Pennsylvania and New Jersey. The following two Chester County municipalities received awards: East Caln Township for the East Branch Brandywine Trail Feasibility Study; and West Whiteland Township to improve connections to the Chester Valley Trail.

Lastly, Mr. Styche shared highlights from their division's visit to Pottstown to see Union Pacific Big Boy No. 4014, the world's largest operating steam locomotive pass through during its East Coast tour.

### Director's Report:

Mr. Edmond announced the following: The return of the Town Tours and Village Walks program following a brief July break; Commissioners emphasized that America 250 celebrations continue beyond July 4; a major upcoming event is the West Chester COG America 250 Celebration on August 2; and planning is already underway for major 2027 commemorations.

Next, Mr. Edmond reminded the Board that nominations remain open for the joint Chester County Planning Commission/Chester County 2020 Planning Awards scheduled for October 15.

Mr. Edmond went on to give the following staff updates. Andrea Maras will join the Planning Commission as the new Support Staff V employee; recruitment continues for three additional vacant positions - Support Staff VI, Housing and Development Planner; and entry-level Graphic Specialist; upcoming retirements include Wes Bruckno and Chris Bittle.

Lastly, Mr. Edmond reported on the following: CCPC's Data Center Ordinance Guide has been submitted for consideration for a Pennsylvania Chapter of the American Planning Association planning award; planning is underway for the Planning Commission's October 14<sup>th</sup> board meeting and board tour which will focus on the northwestern portion of Chester County; and the 2027 Transportation Improvement Program (TIP) and amendments to DVRPC's Connections 2050 Long-Range Plan are advancing through the regional approval process.

### ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:26 PM WAS MADE BY MS. COSENTINO, 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