



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351East
August 12, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Matt Hammond; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Frank Furman.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Steve Buck; Carrie Conwell; Geoff Creary; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Andrea Maras; Patty Quinn; Nancy Shields; Nina Weisblatt.

STAFF PRESENT VIA ZOOM: Chris Bittle; Beth Cunliffe; Paul Farkas; Mark Gallant; Kevin Myers; Carolyn Oakley; Al Park; Chris Patriarca.

VISITORS PRESENT IN PERSON: None

VISITORS PRESENT VIA ZOOM: Senator Katie Muth representative Nikki Whitlock

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, August 12, 2026 was called to order at 2:03 P.M. by Chair Nate Cline.

PUBLIC COMMENT:

Senator Katie Muth's representative Nikki Whitlock raised concerns regarding the lack of progress on the West Bridge Street and East Bridge Street bridges in Parkesburg, both of which have been closed to traffic and in design for years. She asked whether CCPC could assist in helping the borough move the projects along. Ms. Whitlock and staff exchanged thoughts about environmental approvals, construction delays, AMTRAK involvement, and TIP funding. Staff pledged to get in touch with borough officials to offer potential assistance, and to follow up with Ms. Whitlock later to answer her questions surrounding TIP and DVRPC funding processes, locating historical documentation concerning ownership and maintenance responsibility for the bridges and possible ways to get involved to help the stakeholders move the project forward toward construction.

PRESENTATION:

Mr. Edmond presented a draft interactive map designed to help residents and municipalities track data center-related activity in Chester County. The map is intended to show where zoning amendments and land development proposals have occurred. Nineteen amendments have been reviewed to date, five of which have been adopted. The map also displays data center land development proposals and their reported outcomes. Users will be able to select a municipality and access the Planning Commission's applicable review letters. Staff will add language to the introductory screen explaining the map's limitations, directing users to municipalities for official documents and current project information, noting the map is updated weekly. Once finalized, the map will be added to the Planning Commission's data center webpage under Utilities and Infrastructure. <https://www.chescoplanning.org/uandi/DataCenters/Introduction.cfm>

Ms. Quinn provided an update on the Delaware Valley Regional Planning Commission's (DVRPC) Transportation Improvement Program (TIP), which is updated every two years and supports the transportation and trail priorities established in *Landscapes3*. The TIP represents the programming and funding phase of the transportation project-development process and includes highway, transit, trail, study, and multimodal projects. No new projects were added during this TIP cycle because rising costs have consumed available funding. Existing projects remain in the program. The DVRPC Board adopted the regional TIP on July 23, 2026.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR JULY 8, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary noted that monthly development review activity declined slightly, but year-to-date numbers remain strong compared with last year. Overall development activity remains strong, driven particularly by single-family homes, townhomes, twins, agricultural projects, and institutional development. Apartment activity, however, continues to remain substantially below last year's level.

A MOTION TO APPROVE THE NINETEEN (19) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-05-26-18944; SD-05-26-18923; SD-05-26-18949; SD-05-26-18945; LD-06-26-18981.

Mr. Cline recused himself from the following applications: SD-05-26-18935; LD-05-26-18929; LD-07-26-19013; SD-05-26-18931; SD-06-26-18955; SD-06-26-18960; LD-06-26-18981; SD-06-26-18976.

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

A MOTION TO APPROVE THE FIFTEEN (15) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SA-07-26-19006; ZO-07-26-19005; SO-06-26-18979; ZA-06-26-18996; ZA-06-26-18990.

Act 537 Reviews:

A MOTION TO APPROVE THE FIVE (5) MINOR ACT 537 REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: London Grove Township; London Grove West Associates, 59-5-77.1

A MOTION TO APPROVE THE THREE (3) AGRICULTURAL SECURITY AREA ADDITIONS WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera summarized the VPP map and noted the following: two new community planning assistance contracts were signed; East Nottingham adopted its official map; and New Garden completed and adopted a zoning ordinance update and a new zoning map.

Next, Ms. Griffin Rivera reported on the following events; West Chester Borough A250 flag-raising ceremony; Exton Park Community Day; Ash Park improvements ribbon cutting; and the Oxford Area Historical Association's historic Union School building ribbon cutting.

Ms. Griffin Rivera went on to report on the Town Tours and Village Walk program. The July 16 Radley Run Mansion House town tour was moved indoors due to extreme heat and smoky conditions. An armchair tour at Exton Public Library featured historian Dr. Emily Sneff. One additional armchair tour is planned at Historic Yellow Springs this year.

Lastly, Ms. Griffin Rivera reported that the A250 eNewsletter was published weekly from May through July will now return to a monthly schedule. The July 4 America 250 celebration was described as a kickoff rather than an endpoint and planning is already underway for next year's battlefield-related programming.

Sustainability Division Update:

Ms. Griffith reported that the bulk of public outreach for the Climate Action Plan update concluded last month with the second and final public survey. The project is now transitioning into stakeholder engagement.

Next, Ms. Griffith provided an update on the Open Space Accelerator Program, which has officially launched and is intended to fund relatively small planning projects with clearly defined scopes of work. Staff conducted a pilot project for a stewardship plan for Coventry Woods Preserve in North Coventry Township which was adopted.

Lastly, Ms. Griffith noted that staff previewed an upcoming board tour with a sustainability-focused airport tour of Chester County Airport along with the COO of the Mach 2 hydrogen hub in the Philadelphia area. The visit highlighted emerging technologies and potential changes in aviation fuels. Discussion also took place regarding using available federal EV charging funding to install electric vehicle charging stations at the airport.

Multimodal Transportation Division Update:

Mr. Buck provided an update on the Allerton Road Bridge reinstallation project in East Bradford Township. CCPC and Facilities staff attended the bridge reinstallation on July 22. The roadway is expected to reopen sometime this fall.

Next, Mr. Buck reported that East Coventry Township requested assistance regarding safety concerns at the Bethel Church Road and Ellis Woods Road intersection. CCPC helped facilitate discussions between the Township and PennDOT. PennDOT agreed that the crash history supported installation of a new four-way stop. Additional signage and pavement markings are also expected.

Mr. Buck announced that Mr. Styche began serving as Chair of the Delaware Valley Regional Planning Commission Regional Technical Committee at its first FY27 meeting on July 7. Mr. Styche is expected to serve in that role through June 2027.

Mr. Buck went on to report that the Chester County Board of Commissioners authorized staff to proceed with a design agreement with Bowman for preliminary and final design of Phase 1 of the Chester Valley Trail P&T project. The design contract is approximately \$1.55 million and is being used as the match for construction funding programmed in the TIP.

Mr. Buck went on to report that on July 15, the Schuylkill River Passenger Rail Authority (SRPRA) entered into a Memorandum of Understanding with Amtrak. The agreement formalizes cooperation toward reestablishing passenger rail service connecting Reading, Philadelphia, and New York.

Lastly, Mr. Buck provided an update on the Whitford Bridge portion of the Chester Valley Trail project. Progress has been delayed by utility relocation issues along Whitford Road. Coordination challenges initially arose with PennDOT regarding requirements for the placement of utilities near the roadway. The County hired a consultant to coordinate with individual utility companies and develop a relocation plan. Completion is now anticipated around the beginning of next year.

Design and Technology Division Update:

Mr. Creary highlighted the continued communications and graphics support for the lawn-to-meadow conversion initiative being advanced by the Sustainability team. The program has been promoted through a variety of communications materials, including videos developed last year and ongoing graphics and outreach efforts.

Next, Mr. Creary provided an update on the GIS team's ongoing work to maintain and update historic atlases for Chester County municipalities. The historic atlases are updated periodically as new information and corrections become available. The Parkesburg Borough historic atlas is currently being updated.

Director's Report:

Mr. Edmond announced that the Citizen Planner Awards event is scheduled for October 15. Chester County 2020 and CCPC are partnering to bring back the awards with an expanded format. Nine formal nominations were received.

Next, Mr. Edmond announced that the annual Board Tour is scheduled for October 14. Board members will meet at Chester County Airport at 8:30 a.m. for a walking tour before boarding a bus at approximately 9:00 a.m. for additional tour stops. The tour will return to the airport for lunch at the Hungry Pilot, followed by an approximate 1:00 p.m. board meeting in an airport hangar.

Mr. Edmond went on to provide the following staff updates: Wes Bruckno is retiring after approximately 32 years with the county; Chris Bittle is retiring after approximately 37 years with CCPC; recruitment continues for several vacant positions including Support Staff 6, Housing Planner 4, Community Planner 3, Graphics Specialist, and Senior Graphics Specialist; Andrea Maras is

CCPC's new Staff Support 5; and Nina Weisblatt is leaving CCPC to pursue a master's degree in planning.

Next, Mr Edmond reported that PA recently announced approximately \$38 million in Green Light-Go funding for traffic signal improvements statewide. Chester County municipalities received approximately \$1.784 million across six municipalities.

Mr. Edmond went on to provide additional information regarding the SRPRA's MOU with Amtrak highlighting three significant elements of the agreement: the parties' intention for Amtrak to operate the proposed passenger rail service; Amtrak has committed to providing ridership forecasting, revenue estimates, and operating and maintenance cost information; and Amtrak has expressed its willingness to continue working with the Authority during the subsequent project phase.

Next, Mr. Edmond reported that CCPCs first Ongoing Planning Assistance (OPA) contract has been fully executed with New Garden Township. OPA represents a new form of municipal assistance designed to provide sustained Planning Commission involvement over approximately three years.

Mr. Edmond went on to announce the following: The Bike Park e-tool is now available on CCPC's website; the next TTVW is next Thursday at Historic Yellow Springs; and the Inquirer quoted Mr. Edmond for his comments on the proposed sale of St. Peter's Village.

Next, Mr. Edmond presented CCPC's web page that shows newly compiled information documenting the first 30 years of the Vision Partnership Program (VPP). Since 1996, VPP has funded nearly 300 projects totaling approximately \$6.3 million. When municipal matching funds are included, the program leveraged an additional \$3.7 million, representing approximately \$10 million in total planning investment over 30 years.

Lastly, the board engaged in an impromptu discussion about housing affordability and development, including how municipalities can incorporate affordable or income-restricted units through zoning incentives and density bonuses. Participants acknowledged that terminology relating to housing affordability remains challenging.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:39 PM 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