



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
September 11, 2024

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

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Stephanie Duncan; Doug Fasic; Frank Furman; Molly Morrison.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carrie Conwell; Geoff Creary; Beth Cunliffe; Bambi Griffin Rivera; Rachael Griffith; Libby Horwitz; Gene Huller; Ryan Mawhinney; Jake Michael; Al Park; Alex Sankaran; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Kate Clark; Elise Davis; Richard Drake; Gwen Duli; Paul Farkas; Carolyn Oakley; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Tovi A.; Erin L.; Marilyn Lieb.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, September 11, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Mr. Jake Michael, presenting on the implementation of *Landscapes3* over the past five years, highlighted examples of progress on the Vision and Map plan elements from 2019 to 2023 and how this guidance has been realized by both public and private entities including both residential and non-residential developers.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE AUGUST 14, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. CLINE, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were seventeen (17) Subdivision and Land Development Reviews prepared in August 2024.

A MOTION TO APPROVE THE SEVENTEEN (17) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-07-24-18189; SD-06-24-18150; SD-08-24-18191; LD-07-24-18187.

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

There were seventeen (17) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in August 2024.

A MOTION TO APPROVE THE SEVENTEEN (17) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with one (1) minor Act 537 review for the month of August 2024.

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEW WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that the Enola Low Grade Trail extension into Atglen has begun with a kickoff meeting with the Wilson Consulting Group design consultant. Design phase funding was secured from the DVRPC Regional Trails Program (\$240,000) and matched by Chester County (\$60,000) for a total of \$300,000. Construction funding totaling \$907,000 was also secured through a PA DCED Multimodal Transportation Fund award.

Next, Mr. Styche reported on the following four PennDot Multimodal Transportation Fund award recipients: City of Coatesville - \$121,955, Lincoln Highway streetscape; Phoenixville Borough - \$900,000, Bridge and Starr Street improvements; Oxford Borough - \$854,356, Niblock Alley, Market to Hudson Street, and Broad Street bridge improvements; and West Grove Borough - \$513,530, Prospect Avenue multimodal improvements.

Lastly, Mr. Styche reported on the following projects moving forward: Chester County Public Transportation Plan Update is nearing completion; Chester County Trails Master Plan Draft will be completed for steering committee review; major regional projects have been re-submitted to DVRPC; transportation outreach to rural and agricultural communities; Municipal Improvements

Guide; refining POST HOA methodology; and the Transportation Forum, which will be held at the West Whiteland Township building on Tuesday, September 24, 2024.

Mr. Sankaran reported that the Public Transportation Plan Update's final report has been submitted to DVRPC's TCDI portal. Final Chester County Commissioner approval and resolution are still pending.

Next, Mr. Sankaran reported on the vision map, the system expansion map, and highlighted top recommendations in the three plan chapters: System, Environment, and Experience. More information on the plan can be found on the project website:

<https://www.chescoplanning.org/transportation/PTP-Update.cfm>

Design and Technology Division Update:

Mr. Creary, the new Design and Technology Division Director, introduced himself and, in the monthly overview of review submissions, noted that development reviews are on par with last year, with the residential numbers increasing this past month. Non-residential square footage numbers are down this month.

Next, Mr. Creary recognized the GIS team's mapping and Windows 11 upgrade work, as well as the graphics team's CCPC products.

Mr. Park presented the L3 Design Guidelines Executive Summary, which highlights the key planning principles and key design elements in the following six landscapes design guides: Agricultural, Rural, Rural Center, Urban Center, Suburban, and Suburban Center. The individual design guides as well as the executive summary are available on the Planning Commission's website here:

<https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm>

Community Planning Division Update:

Ms. Griffin Rivera reported on the following projects that have recently been started and have been partially funded with a VPP grant: Oxford Region comprehensive plan update and West Nantmeal Township comprehensive plan update.

Next, Ms. Griffin Rivera reported that Uwchlan Township formally endorsed *Landscapes3* in August 2024.

Lastly, Ms. Griffin Rivera reported that the CPD team visited the Lanchester Landfill during a field view and that the Town Tours and Village Walks concluded last month with a total attendance of 1,721 guests throughout the summer.

Ms. Horwitz reported on the A+ Homes Adaptable Housing Assessment Guide, summarizing the major trends and housing impacts. Ms. Horwitz went on to report the following changes from 2010 – 2022: Chester County's share of regional growth, household sizes, average household size by tenure, households by income bracket, tenure by income, total households by age, homeownership by race, income needed to afford a home compared to actual median income, and percentage housing cost burdened. Lastly, Ms. Horwitz summarized current housing inventory price gaps, construction cost per unit, land prices, mortgage rates, and house size/number of tenants. This information is expected to be available on the CCPC website in October.

On a different subject, Ms. Horwitz reported on the 2022 US Census of Agriculture, noting how Chester County ranks in the following categories: horses, ponies, mules, burros, and donkeys; crop production; crops grown under cover; vegetables; cows' milk; Christmas trees; poultry and eggs; and fruits, tree nuts, and berries.

Sustainability Division Update:

Ms. Griffith introduced Ryan Mawhinney, CCPC's new Sustainability Planner. Mr. Mawhinney highlighted his background and current CCPC projects.

Next, Ms. Griffith reported that the sustainable HOA initiative is ongoing with the following upcoming virtual roundtable discussions: tree and woodland care; and creating a sustainability action plan.

Ms. Griffith went on to report the the Climate Action Plan metrics are complete. The main goal is 80% reduction in green house gas emissions by 2050 from 2005 levels. Metric categories include: buildings and energy; transportation and land use; waste management; and agriculture, food, and forestry. Ms. Griffith also highlighted the municipal directory of sustainable practices.

Lastly, Ms. Griffith reported on waste reduction and diversion efforts which included a waste audit conducted for several Chester County departments. Ms. Griffith has been working with the Solid Waste Authority to help municipalities develop composting programs for their communities and co-applied for a USDA Composting and Food Reduction grant with Delaware County.

Director's Report:

Mr. O'Leary reported on the following fall events: Transportation Forum, September 24, 2024 at the West Whiteland Township building; Planner's Forum, October 2, 2024 at the Uwchlan Township building; three regional Urban Centers Forums – October 24, October 30, and November 14, 2024; and Housing Forum, October 30, 2024 at the Government Services Center.

Mr. O'Leary went on to report that the Chester County Commissioners have not formally sunsetted the Agricultural Development Council but have supported the work by moving it to CCEDC and a new position within the Commissioners' Communications Office for Ag Development outreach. This position was just filled.

Lastly, the 2025 Work program draft will be presented to the board for comments at the October board meeting. Mr. O'Leary reported that his last day will be November 8, 2024 and a national executive search is underway.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:54 PM WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/ncs