



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
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(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
October 9, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Roberta Cosentino; Stephanie Duncan; Doug Fasic; Frank Furman; Molly Morrison; Andy Wright.

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer; Steve Buck; Geoff Creary; Beth Cunliffe; Elise Davis; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Libby Horwitz; Gene Huller; Nancy Shields; Brian Styche.

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

VISITORS PRESENT IN PERSON: Alan R. Williamson.

VISITORS PRESENT VIA ZOOM: Cheryl Miles; Ahead3d.com; Jackson.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 East and via Zoom audio/video on Wednesday, October 9, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Mr. Alan R. Williamson, Pennsylvania Turnpike's Construction Engineering Manager highlighted key construction projects on the PA turnpike: I-95 interchange continuation at section D30 and the Hawk Falls bridge replacement over the Northeast extension. Mr. Williamson then highlighted current projects in Chester County: Manor Road bridge replacement, milepost 301; Bulltown Road and Park Road overhead bridge replacement; six lane widening of the turnpike from Downingtown to Devault; Devault maintenance shed construction; and the Route 324 to Route 326 six lane widening. Future projects include: Twin Valley overhead bridge replacement; Marsh Road overhead bridge replacement; six lane widening between milepost 320 and 324; and the conversion to open road tolling.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 11, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY DR. FASIC, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were eleven (11) Subdivision and Land Development Reviews prepared in September 2024.

A MOTION TO APPROVE THE ELEVEN (11) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. FURMAN, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: LD-08-24-18214; SD-08-24-18212; LD-08-24-18209; SD-08-24-18216.

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

There were nine (9) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in September 2024.

A MOTION TO APPROVE THE NINE (9) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SA-08-24-18221; ZA-08-24-18224.

Community Planning Month Proclamation:

A MOTION TO ENDORSE THE COMMUNITY PLANNING MONTH PROCLAMATION WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PRO Housing Grant Application:

A MOTION TO APPROVE THE SUBMITTAL OF THE PRO HOUSING GRANT APPLICATION WAS MADE BY DR. FASIC, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews are slightly lower than last year, with both residential lots and non-residential square footage numbers being down this month.

Next, Mr. Creary reported that 247 review fees are updated every three years to cover review costs and to reflect the inflation rate. This year's potential 247 review fee rate increase would reflect an inflation rate increase of 16.2% over the past three years.

Lastly, Mr. Creary recognized the GIS team's mapping of the West Whiteland Comprehensive Plan, Public Transit Plan, and the Sewer Service and Water Service Area, as well as the graphics team's web banners.

Community Planning Division Update:

Ms. Griffin Rivera noted the following: Downingtown's Comprehensive Plan has been adopted; West Sadsbury's Comprehensive Plan has been adopted; and East Fallowfield's Open Space, Recreation, and Environmental Resource Plan is nearing completion. The VPP Round Two Grant application window has closed, and grant award recommendations will be brought before the board for approval at next month's board meeting.

Mr. Gallant walked through and reported on the status of the Adaptive Reuse Guide website which has the following four main sections: what is adaptive reuse; getting started; municipal strategies; and Chester County examples.

Sustainability Division Update:

Ms. Griffith reported that the sustainable HOA roundtable discussions are complete. An HOA sustainability action plan template has been created and posted on the CCPC website to help HOAs get started with a sustainability action plan.

Next, Ms. Griffith reported on the campaign and yard sign recycling project. There are five sign drop off sites: East Whiteland Township, SECCRA Community Landfill, Uwchlan Township, Caln Township, and Pottstown Recycling Services. The county facilities department will pick up the signs from these locations and take them to be recycled.

Multimodal Transportation Division Update:

Mr. Styche reported that the Transportation Forum held last month at West Whiteland Township building was well attended with presentations covering the following: SEPTA GO Zones from Harley Cooper; and Public Transportation Plan, Trails Master Plan, and Transportation updates from CCPC staff.

Next, Mr. Styche reported on a roundabout field view taken by the Multimodal Transportation (MMT) division staff. The following roundabouts were visited: PA 82 and Reeceville Road; Strasburg Road at Stargazers Village; Unionville Road and Doe Run Road; and PA 52 and Lenape Road. A recent PennDOT study indicated that roundabouts have reduced car crashes by seven percent and reduced bodily injury by 51%.

Lastly, Mr. Styche reported that the Draft Chester County Trails Master Plan is nearing completion and was partially funded by the PA DCNR C2P2 program.

Mr. Buck, the Trails Master Plan project manager, then presented the draft trails plan, noting that the plan report includes the following sections: executive summary; introduction, inventory and analysis; process; master plan; planning, design, and management resources; recommendations; implementation – catalyst projects; and appendices. The plan was guided by the following six goals: growth; connectivity; accessibility and equity; economic development; protection and appreciation; and safety. The draft report of the Chester County Trails Master Plan can be found on the website here: <https://www.chescoplanning.org/transportation/TrailsMasterPlan.cfm>.

Director's Report:

Mr. O'Leary highlighted new projects in the draft 2025 Work Program for board comment. The work program is divided around the *Landscapes3* goal areas of Preserve, Protect, Appreciate, Live, Prosper, and Connect, as well as the Landscapes Vision and Map. The draft Communications Plan will be presented to the board for comments at the November board meeting. Both the 2025 Work Program and Communications Plan will be in the December board meeting action items to be adopted.

Next, Mr. O'Leary reminded the board of upcoming events: Housing meeting, October 30, 2024; Hamilton Passive House ribbon cutting, October 15, 2024.

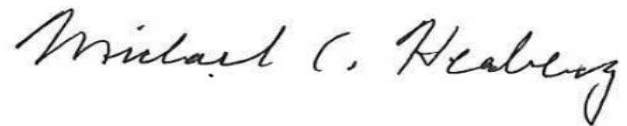
Lastly, Mr. O'Leary thanked the board for their support during his position as Executive Director of the Planning Commission. Mr. O'Leary will be retiring on November 8, 2024.

The board recognized Mr. O'Leary for his great work as Executive Director of the Chester County Planning Commission.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:52 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Michael Heaberg, Chair
Chester County Planning Commission Board

MH/ncs