



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
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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
December 11, 2024

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

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

STAFF PRESENT IN PERSON: Carol Stauffer, Acting Executive Director; Carolyn Conwell, Geoff Creary; Beth Cunliffe; Bambi Griffin Rivera; Rachael Griffith; Libby Horwitz; Gene Huller; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Elise Davis; Angela Dracup; Richard Drake; Paul Farkas; ; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, December 11, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Ms. Stauffer presented on Landscapes3 future trends and summarized the top five trends since Landscapes3 was adopted in 2018 focusing on: What we did not address in Landscapes3; What we did address in Landscapes3, but not in a significant way; What we heard in the Spring 2024 survey; and What actions can we take going forward. The top five trends identified were: changes to how and where we work, pandemic impacts on transportation, changes to commerce and industry, recent impacts on housing affordability, and climate change and sustainability.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 13, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT,

SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2025 Planning Commission Meeting dates:

A MOTION TO APPROVE THE 2025 PLANNING COMMISSION MEETING DATES WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2025 Work Program and Communications Plan:

A MOTION TO APPROVE THE 2025 WORK PROGRAM AND COMMUNICATIONS PLAN WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TWENTY-FIVE (25) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-10-24-18292; SD-09-24-18242, SD-11-24-18316; SD-09-24-18268; SD-10-24-18291.

Mr. Hammond recused himself from the following applications: LD-10-24-18276; SD-10-24-18273; LD-10-24-18271; LD-08-24-18211; SD-08-24-18207; LD-10-24-18279; LD-10-24-18275.

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

A MOTION TO APPROVE THE ELEVEN (11) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. FURMAN, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

Mr. Cline recused himself from the following applications: East Fallowfield Township, South Brandywine Elementary School; East Vincent Township, Jones Motor Tract.

Agricultural Security Area Reviews:

A MOTION TO APPROVE THE THREE (3) AGRICULTURAL SECURITY AREA ADDITION REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that the Open Space Accelerator Program was awarded \$75,000 from DCNR to help launch a mini-grant program for municipalities to conduct limited-scope implementation-focused open space action plans. Municipalities are being selected to help pilot the scope of work; develop program guidelines; and develop an RFP to solicit consultants.

Next, Ms. Griffith reported that the Keep Chester County Beautiful steering committee met last month to discuss the 2025 draft work program which contains: municipal/regional environmental project inventories; Litter Action Plan template; expand/promote PennDOT's Adopt-a-Highway and Adopt and Beautify program; performance metrics; business Route 30 Pollinator Corridor task force; partner toolkits; and campaign sign collection. This year's campaign and yard sign recycling project was a huge success.

Ms. Griffith went on to report that tree and woodland protection resources are being created by drafting a Chester County recommended tree planting list and updating the woodlands webpage.

Lastly, Ms. Griffith reported on the following upcoming municipal workshops: Using ordinances to advance energy efficiency, electrification, and renewable energy on Friday, January 10, 2025; and convening Chester County's municipal level Environmental Advisory Committees on Tuesday, January 14, 2025.

Multimodal Transportation Division Update:

Mr. Styche reported Governor Shapiro announced grant awards from the PA DCNR Community Conservation Partnerships Program (C2P2) totaling \$79.4 million for 307 projects across the Commonwealth of Pennsylvania. Ten Chester County projects received awards totalling \$4,980,000 including the following three Planning Commission projects: 2025 Open Space Accelerator Program; Boot Road Trailhead acquisition; and Downingtown Trestle bridge rehab design.

Next, Mr. Styche reported that SEPTA started the month of November facing a potential strike by the Transit Workers Union as well as a fiscal cliff for operation of their services. The SEPTA Board approved an average 7.5% fare increase that went into effect on December 1st. Governor Shapiro announced \$153 million of Federal highway funds flexed to SEPTA to offset additional fare increases and service cuts.

Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews continued to increase this month for both residential lots and non-residential square footage numbers.

Next, Mr. Creary recognized the D&T teams' accomplishments: GIS team's update of the county-wide Solar Inventory mapping. The mapping data is provided by the Chester County Assessment department and the PA PUC Alternative Energy Portfolio Standards program; and the graphics team's design guide for West Grove and the new look of the Vision Partnership Program (VPP) map.

Lastly, Mr. Creary announced that Diana Zak, CCPC's graphic's supervisor will be retiring in January 2025.

Community Planning Division Update:

Ms. Griffin Rivera highlighted the changes to the new VPP map including a better depiction of the single versus multi-municipal projects.

Next, Ms. Griffin Rivera reported on the progress of the following: West Whiteland Township Comprehensive Plan where the Planning Commission is the lead consultant; East Fallowfield Township Open Space, Recreation, and Environmental Resource Plan update has been adopted. Ms. Speirs reported on the progress of the proposed Heritage Center located on the Paoli Memorial Grounds.

Ms. Speirs reported on Phase 3 of the Brandywine Battlefield which was a result of 2010 America Battlefield Protection Program grant funded study which recommended a preservation plan. The Brandywine Battlefield Preservation plan which began in 2013 had the following outcomes: Heritage Interpretive Network creation which is part of the county's Heritage Tourism Plan and Chester County 250; 'The Battle Ensues – Redcoats & Rebels' document; updating/refining interactive educational mapping; refined battle history; and land preservation. Plan creation partnerships include the Chester County Archives research, local Historical Commissions, and Heritage Sites volunteers.

Director's Report:

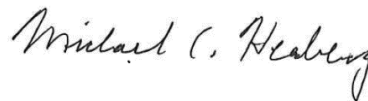
Ms. Stauffer, recognized Diana Zak for her service to the Planning Commission and gave an update on the Executive Director search. A second round of interviews are scheduled with the three final Executive Director candidates.

Next, Ms. Stauffer noted that the Nominating Committee will be nominating the Board's Chair, Vice Chair, and Secretary at next month's board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:41 PM WAS MADE BY MR. CLINE, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Michael Heaberg, Chair
Chester County Planning Commission Board

MH/ncs