



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
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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
January 8, 2025

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

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

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Beth Cunliffe; Angela Dracup; Paul Farkas; Mark Gallant; Carolyn Oakley; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: mht982.

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, January 8, 2025 was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

ACTION ITEMS:

Appointment of the 2025 Chester County Planning Commission Board Officers:

A MOTION TO APPOINT NATHAN CLINE CHAIR OF THE 2025 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. WRIGHT, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPOINT ROBERTA COSENTINO VICE CHAIR OF THE 2025 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPOINT THE CHESTER COUNTY PLANNING COMMISSION EXECUTIVE DIRECTOR AS SECRETARY OF THE 2025 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of the 2025 Vision Partnership Program Subcommittee:

A MOTION FOR MOLLY MORRISON, STEPHANIE DUNCAN, AND ANDREW WRIGHT TO CONTINUE THEIR APPOINTMENTS AS THE MEMBERS OF THE 2025 VISION PARTNERSHIP PROGRAM SUBCOMMITTEE WAS MADE BY MR. HEABERG, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE DECEMBER 11, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-11-24-18306; SD-11-24-18309, SD-11-24-18310; SD-11-24-18319; LD-11-24-18314; SD-11-24-18315.

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

A MOTION TO APPROVE THE SIX (6) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported on funding percentages allocated to Roadway System Expansion (RSE) in the DVRPC's Long Range Plans. Originally in DVRPC's 'Destination 2030' plan, ten percent of funding was allocated to RSE. In DVRPC's current long-range plan 'Connections 2050', RSE funding allocation is capped at four percent. Regional consensus is to keep the RSE funding allocation at four percent in both Pennsylvania and New Jersey.

Mr. Styche reported on the following miscellaneous updates in his division: Chester Valley Trail Phase IVa's construction went out to bid January 3, with awards anticipated this March or April; the transportation outreach to rural/agricultural communities and the municipal improvements guide are nearing completion; priority project status updates will be posted on CCPC's website; and the latest

Census American Community Survey one-year and five-year data (2024) is updated on CCPC's website.

Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews decreased 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 POST Easement mapping, inventory of open space plans, programs and ordinances' mapping, and Power Infrastructure app; Graphics team sent out the Chester County Trails Master Plan and transportation plan out for print, designed event banners for the websites, started the Agrotourism and Bike Ped Planning Etool, assistance of the America 250 bookmarks and various info/web graphics, and created a new Chester County Heritage Interpretive logo.

Community Planning Division Update:

Ms. Griffin Rivera reported that East Fallowfield's Township Open Space, Recreation, and Environmental Resource Plan update is shown on the VPP map, but finished in late December.

Next, Ms. Griffin Rivera summarized CPD's 2024 work. VPP highlights: VPP projects included nine county consulting and twenty-two cash grants; three additional cash grants were awarded in the 2024 Fall VPP Round; and the VPP Rolling Mini-Grant program was launched. Historic Preservation highlights: the County Commissioners adopted the Heritage Tourism Plan; Brandywine Battlefield Taskforce workshop for both Chester and Delaware county; Chester County 250th Summit was held; and the Town Tours and Village Walks celebrated 30 years with total tour visitation of 1,721. Economic Development and Housing highlights include the completion of the following: Adaptable Housing Guide, initial analysis of the starter home pilot project, County Housing Report, Non-residential Report, and the Economy Report. Other highlights include: the Adaptive Reuse Guide completion; two Urban Centers Forum were held; CPD field trip to the Chester County landfill; and the Fall Housing Forum was held.

Lastly, Ms. Griffin Rivera announced the following dates for the 2025 VPP Cash Grant Round One: February 3 – grant round opens; March 17 – pre-application meeting deadline; March 21 – grant applications due by 4pm; and May 14 – grant awards announced.

Ms. Horwitz gave an overview of the Chester County 2024 Economy Report which includes the following sections: resident characteristics; employment characteristics; business characteristics; gross domestic products; key industrial groups; and real estate characteristics. Economic strengths include: a diverse economy, not dependent on one industry; strong employment growth since 2000; unemployment rate is lower than U.S., Philadelphia County, and Pennsylvania; high-paying strong industries; highly educated and paid workforce; highest median household income in the region; and strong agricultural industries. Economic weaknesses include: housing unaffordability; higher retail vacancies than surrounding counties; increase in office vacancies; declining employment in strong industries; and lower employment in certain industries.

Sustainability Division Update:

Ms. Griffith reported that CCPC partnered with the Chester County Solid Waste Authority and Delaware County to apply for a USDA's Composting and Food Waste Recycling grant. The application was not successful. The group plans to identify other funding streams or revenue

generation models to move the program forward. CCPC has been working with a consultant on food waste reduction strategies at the Pocopson Home.

Next, Ms. Griffith reported that Keep Chester County Beautiful submitted two awards nominations to Keep Pennsylvania Beautiful: Volunteer of the Year - Dave Shirey, a New London resident who organizes a one-day cleanup event each spring that includes over 80 locations for litter removal in southern Chester County; and Community Partner Award - Recycling Services, Inc, a non-profit recycling center in North Coventry Township who played a key role in Chester County's campaign sign recycling event.

Lastly, Ms. Griffith reported that Chester County was allocated two million dollars in federal Carbon Reduction Funds to transition its fleet vehicles to electric and/or to install fleet charging stations. The Sustainability Division has been working with the county's fleet management, facilities, and procurement teams to make a plan for using this funding in 2025/2026.

Director's Report:

Ms. Stauffer reported that CCPC is recruiting for both the Planner III and the Graphics Design Supervisor positions.

Next, Ms. Stauffer, in response to a question at the December meeting, reported that Libby Horwitz will be creating an inventory of municipal ordinances that include incentives for affordable housing and assessing if the incentives have been effective.

Lastly, Ms. Stauffer noted that Paul Farkas will be presenting the 2024 annual review of Act 247 proposals at next month's board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:18 PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Carol J. Stauffer, Acting Executive Director
Chester County Planning Commission

CJS/ncs