



# 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 270  
July 10, 2024

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

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Doug Fasick; Frank Furman; Molly Morrison.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; David Blackburn; Wes Bruckno; Beth Cunliffe; Caroline Deyrup; Richard Drake; Bambi Griffin Rivera; Rachael Griffith; Jake Michael; Al Park; Chris Patriarca; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Kate Clark; Carrie Conwell; Gwen Duli; Paul Farkas; Gene Huller; Carolyn Oakley; Elle Steinman; Sally Warren; Diana Zak.

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, July 10, 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 the Appreciate and Live Goal recommendations that had very significant implementation progress. The three Appreciate Goal recommendations included: expand heritage tourism programs, enhance the historical record of the county, and promote adaptive reuse and compatible development. The three Live Goal recommendations included: provide housing policy and ordinance assistance, promote impactful public health policy and services, and enhance and expand recreational opportunities.

## ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 12, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were twenty-one (21) Subdivision and Land Development Reviews prepared in June 2024.

A MOTION TO APPROVE THE TWENTY-ONE (21) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-05-24-18096; LD-05-24-18102; SD-05-24-18095; SD-05-24-18105; SD-04-24-18066; LD-04-24-18069.

Mr. Cline recused himself from the following applications: LD-05-24-18098; LD-05-24-18082.

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

There were three (3) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in June 2024.

A MOTION TO APPROVE THE THREE (3) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: MU-05-24-18113.

Act 537 Reviews:

Ms. Conwell presented the Commission with four (4) minor Act 537 reviews for the month of June 2024.

A MOTION TO APPROVE THE FOUR (4) MINOR ACT 537 REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: East Brandywine Township, Krapf/Reed Road, 30-3-16.

### DISCUSSION AND INFORMATION ITEMS:

#### Community Planning Division Update:

Ms. Griffin Rivera reported that three of the four VPP projects that were awarded in the VPP spring 2024 grant round will get started this year in early fall. Ms. Griffin Rivera reported on the success of the Town Tours and Villages Walks (TTVW) noting that the TTVWs was awarded a Proclamation from the PA State Senate for 30 years of service. Lastly, Ms. Griffin Rivera announced that the VPP Rolling Mini-Grant program is now available and has the following stipulations: is available to single municipalities that have endorsed *Landscapes3*, has a \$10,000 maximum cash value, and has a one year completion period. More information about the mini-grant and an application is available on the Planning Commission's website here: <https://www.chescoplanning.org/MuniCorner/Vpp-RollingMini.cfm>.

Mr. Patriarca provided an overview of East Caln Township's Comprehensive Plan, which he prepared. The project's process included an existing conditions analysis, public meetings, workshops, a public survey, document creation, and final plan adoption in March 2024. The following issues and priorities were highlighted in the plan: community mobility connections; natural resources and environmental sustainability; parks and recreation; commercial and economic development; community services and facilities; and future land use.

#### Sustainability Division Update:

Ms. Griffith introduced the Sustainability Division's intern, Caroline Deyrup. Next, Ms. Griffith reported that four HOA virtual roundtables are planned to continue the HOA sustainability education process.

Next, Ms. Griffith reported that the county's application to the Department of Energy's Energy Efficiency and Conservation Block Grant was awarded in the amount of \$479,860. The projects that these funds will be used for are: rooftop solar at 313 W. Market Street building; pilot of three electric utility vehicles for parks maintenance; and technical assistance in preparing an energy strategy plan.

Lastly, Ms. Griffith reported that the county will be involved in promoting Solar for All. This is a program run by the Philadelphia Green Capital Corp (PGCC), which was awarded \$156 million by the Commonwealth to incentivize solar installation on low to moderate income homeowners' properties. Although PGCC is currently based in Philadelphia, it will expand Philly's existing solarized program to all of southeastern PA.

#### Multimodal Transportation Division Update:

Mr. Styche reported on the US 202/PA 926 intersection priority project which was added to the Region's Transportation Improvement Program (TIP) in 2013. Due to the uncertainty of the proposed Crebilly Farm development completing the intersection improvements, this project was delayed. It has now proceeded through the design and review process at PennDOT District 6-0 using federal money, which required NEPA and historical clearance for the serpentine stone mansion. Improvements include adding a US 202 southbound right-turn deceleration lane and an additional eastbound SR 926 left-turn lane onto US 202 northbound, plus pedestrian upgrades. The project will begin in late July, costing \$2.92 million.

Next, Mr. Styche reported that the DVRPC Board elected Chester County Commissioner Chair Josh Maxwell to serve as the DVRPC Board Chair for DVRPC's 2025 fiscal year beginning in July 2024.

Design and Technology Division Update:

Mr. O'Leary summarized the development reviews, mentioning that the residential numbers continue to be slow. Non-residential numbers picked up this month due to a 1.1 million square foot proposed warehouse complex on a property owned by Herr's Foods.

Mr. Park summarized the Agricultural Landscapes Design Guide, which is CCPC's sixth and final design guide, noting that all the design guides relate to new development. The design guide's purpose includes: preserve agricultural land; promote interconnected greenways, encourage rural character in development, promote appropriate infrastructure; and encourage diverse agricultural uses. The design guide's audience includes developers, design professionals, engineers, planners, municipal attorneys, elected officials, municipal staff, businesses, farmers, and the general public. All six design guides are posted on the CCPC website here: <https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>.

Director's Report:

Mr. O'Leary reported that the new Transportation Improvement Program will be adopted at DVRPC's July board meeting. He also noted that a Housing Summit is planned for October 30, 2024 by invitation only, targeting housing providers and advocates.

Lastly, Mr. O'Leary announced his plans to retire in November.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:30 PM WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/ncs