



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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Chester County Environmental and Energy Advisory Board

Hybrid Meeting – GSC Room 171/Zoom
Government Services Center
April 23, 2025

AGENDA

2:30 p.m. 1. CALL TO ORDER

A. Welcome to new members

Paul Spiegel, Chair

- 1) Matt Edmond – Ex Officio & Secretary, Executive Director of CCPC
- 2) Liudmila (Mila) Carter – Chester County Municipal Managers’ Consortium Rep.
- 3) Richard (Rick) Moseley – Citizen Rep.

2:40 p.m. 2. ACTION ITEMS

A. Adoption of January, 22 2025 Minutes

EEAB Chair

2:45 p.m. 3. DISCUSSION ITEMS

A. EEAB Subcommittee Reports

- 1) Environmental Subcommittee
 - a. EAC outreach and support progress
- 2) Clean Energy Subcommittee
 - a. Energy Strategy update

Seung Ah Byun, Subcommittee Chair

Ann Colby-Cummings

Kevin Warren, Subcommittee Chair

Steve Krug

B. Next Steps for the Local Government Climate Action Team

Rachael Griffith

C. Sustainability Summit & Expo Update

Rachael Griffith

3:40 p.m. 4. UPDATES AND COMMENTS

- A. County Department Updates
- B. Planning Commission Director’s Report
- C. Sustainability Director’s Report
- D. Facilities Director’s Report
- E. Other Updates from the Board
- F. Public Comment

EEAB Chair

Matt Edmond

Rachael Griffith

George Martynick

Board Members

4:00 p.m. 5. ADJOURNMENT

Next quarterly meeting – July 23, 2025

Attachments:

Draft January 22, 2025 Minutes

Department Updates – April 2025



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Environmental and Energy Advisory Board
Government Services Center Suite 270/Zoom

January 22, 2025
Hybrid meeting

DRAFT MINUTES

MEMBERS PRESENT IN PERSON: Paul Spiegel, Chair; Carol DeWolf, Vice-Chair; Carol J. Stauffer, Acting Secretary; Seung Ah Byun; Steve Krug; George Martynick; Britnee Sanseverino; Dave Stauffer.

MEMBERS PRESENT VIA ZOOM: Kelsey Boyd; Mark Connolly; Madhu Gurthy; Rachel Roberts; Sarah Sharp; Wyatt Williams.

OTHERS PRESENT IN PERSON: Rachael Griffith; Gene Huller; Kate Hutelmyer; Patti Quinn; Brian Styche; Alex Sankaran; Sally Warren.

OTHERS PRESENT VIA ZOOM: John McHugh; Ryan Mawhinney

CALL TO ORDER:

The Environmental and Energy Advisory Board meeting, held in the Government Services Center in Suite 270 and via Zoom video/audio on Wednesday, January 22, 2025, was called to order at 2:30 P.M. by Chair, Paul Spiegel.

ACTION ITEMS:

Mr. Spiegel thanked past members for their service to the board while their terms had expired at the end of 2024: Jim Wylie, Citizen representative, and Joseph DiRocco, Municipal Manager's Consortium representative, creating two vacancies on this board. He acknowledged the following board members who applied and were appointed for new terms: Steve Krug, Rachel Roberts and Wyatt Williams.

Appointment of 2025 Officers

MR. KRUG, ON BEHALF OF THE NOMINATING COMMITTEE CONSISTING OF CAROL DEWOLF, STEVE KRUG, AND SEUNG AH BYUN, MADE A MOTION TO NOMINATE: PAUL SPEIGEL AS CHAIR AND CAROL DE WOLF, AS VICE-CHAIR, SECONDED BY MS. BOYD AND PASSED BY UNANIMOUS VOTE OF THE BOARD. MOTION CARRIED.

Appointment of Secretary

A MOTION TO NOMINATE AND APPOINT THE EXECUTIVE DIRECTOR OF THE PLANNING COMMISSION AS SECRETARY, (CURRENTLY CAROL STAUFFER IS ACTING SECRETARY, BUT NEW EXECUTIVE DIRECTOR WILL ASSUME THIS ROLE WHEN HIRED) WAS MADE BY MR. KRUG AND SECONDED BY MS. BYUN AND PASSED BY UNANIMOUS VOTE OF THE BOARD. MOTION CARRIED.

Approval of October 23, 2024, Minutes:

A MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 23, 2024, MEETING WAS MADE BY MR. KRUG, SECONDED BY MS. SANSEVERINO, AND PASSED BY UNANIMOUS VOTE OF THE BOARD. MOTION CARRIED.

DISCUSSION ITEMS:

Subcommittee Reports

Environmental Subcommittee: Ms. Griffith recapped a meeting held on 1/14/25 to convene the Environmental Advisory Committees (EACs) active EACs throughout the county.

Ms. Byun reported the [Brandywine Flood Study Draft - Public Comment Period](#) is open now for 45 days, until March 1, 2025. She also noted that the Commonwealth of Pennsylvania has released the MS4 [Draft PAG-13](#) General Permit, for 60-day public comment period starting Jan 18, 2025. The Water Resources Authority of Chester County will be reviewing the draft permit to develop questions and to make advisory comments.

Clean Energy Subcommittee: Mr. Krug reported on the PA DEP's new Solar for Schools funding program with an application deadline of Jan 31, 2025. Several Chester County school districts are planning to apply, including Phoenixville, Octorara, Unionville/Chadds Ford and West Chester School District. Ms. Roberts added that the [Dockstader Foundation](#) may be able to fund matching grant funds for schools in southern Chester County.

Mr. Krug added the subcommittee would like to develop a County Energy Strategy that would prepare the County to address nationwide capacity constraints, increased demand, and climate change. The Board authorized the subcommittee to flesh out the proposal further and present it at the next board meeting.

Ms. Griffith described a workshop held for municipal managers, staff and elected officials in January 2025 to review a draft ordinance toolkit on regulating and incentivizing energy efficiency, electrification and renewables. Toolkit is expected to be available in March 2025. Ms. De Wolf added that CCATO (Chester County Association of Township Officials) could help offer educational seminars that further the work of the Municipal Cohort.

Update on Sustainability Summit for 2025 - Ms. Griffith presented an overview of the summit idea, proposed for a Saturday mid-day in the Spring as a county-wide event geared toward the general public.

Presentation:

Bryan Styche, the Planning Commission's Multimodal Transportation Division Director, presented an overview of the Chester County Transportation Improvement Inventory (TII) and Transportation Priority Projects (TPP) planning efforts. He introduced two staff who work on these projects, Patty Quinn and Alex Sankaran. More information on both topics may be found at the following links:

- [Transportation Improvement Inventory \(TII\)](#)
- [Transportation Priority Projects](#)

UPDATES AND COMMENTS:

Department Updates Document – The board packet for this meeting included an update on environmental and energy actions being implemented across County departments represented on the Board.

Planning Commission Director's Report – Carol Stauffer, Acting Executive Director reported the County will be announcing the new Executive Director in the next week.

Sustainability Director's Report - Ms. Griffith reported that CCPC has drafted a native tree list, which is out for comments. She also reported the award of a PA-DCNR grant for the County to offer an "Open Space Accelerator" mini-grant program that will provide small grants to

municipalities to implement their open space goals. The county did not win a grant from USDA to collect food scraps for composting.

Facilities Director's Report

Mr. Martynick reported a solar RFP is going out soon for 313 W. Market Street. The new Coroner's Facility is being planned and the goal is to meet LEED Silver green building standards. He added that the County is assessing what to do with its vacant office space, which amounts to close to 130,000 square feet. Three of the four planned fleet EV chargers are installed. Design for 14 public EV chargers is 90 percent complete with installation expected for the spring.

Updates from the Board

There were no updates from the board.

Public Comments

There were no public comments.

The next quarterly meeting will be on April 23, 2025.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:30 PM. WAS MADE BY MR. KRUG AND SECONDED BY MS. BYUN, AND PASSED BY UNANIMOUS VOTE OF THE BOARD.

Respectfully submitted,

Carol J. Stauffer, AICP
Acting Secretary

CJS/RG/saw

Chester County Energy Plan – DRAFT FOR DISCUSSION PURPOSES ONLY

Priorities and Strategies for the Future

Chester County requires a comprehensive energy plan to support the community's growth. With increasing energy consumption, severe weather events, limits on the energy grid, rising utility infrastructure costs, and goals to reduce greenhouse gas emissions, there is a pressing need for proactive planning.

Although Chester County lacks a major power plant, it has 40 MW+ of distributed solar and methane recovery at some solid waste centers. It is crucial to engage in strategic planning rather than passively observing the situation. This plan proposes a direction for future energy generation systems and addresses limitations in energy management.

Vision Statement

A future where Chester County supplements imported power with the widespread adoption of energy efficiency and distributed energy resources to create a clean and resilient energy grid with adequate capacity to facilitate economic growth and prosperity without degrading the beauty which is driving that growth.

Future Energy Projects Should Align with:

- [Chester County Landscapes 3](#) – growth corridors and land preservation. Livable communities.
- [Chester County Climate Action Plan](#) – prioritized items.
- [Chester County Agriculture Economic Development Strategy Plan](#): Agriculture plays a significant role in Chester County and faces economic challenges.
- [Chester County Planning Commission – Utilities, Infrastructure & Energy](#)
- [Chester County Chamber of Business and Industry \(CCCBI\) Goals](#)
- [Chester County Economic Development Council \(CCEDC\) Strategies and Industry Partnerships](#)
 - [Smart Energy Initiative](#)
 - [AgConnect](#)

State Energy Strategy:

Building on Benjamin Franklin's energy legacy, the "[Lighting Pan](#)" is an inclusive energy plan designed to power Pennsylvania, create jobs, lower consumer costs, address climate change, and maintain the Commonwealth's position as a national energy leader. The strategy unites labor and industry leaders, environmental advocates, and consumer groups to ensure clean, reliable, and affordable energy for all residents.

Example:

The Sustainable Energy Partnership of Southeast PA (SEP) was formed by the four ring counties to procure low-cost, stable, and transparent electricity for government operations. By 2035, all four counties aim to purchase 100% renewable electricity: 25% by 2026, 75% by 2030, and 90% by 2032.

Chester County Energy Strategies include:

Although Chester County has direct control over only its own energy procurement, use, management, and energy project development, the county promotes necessary, appropriate, cost-effective and energy efficient technologies that increase energy users' resilience. The following strategies align with these objectives and with county plans:

Promote Energy Efficiency:

- Support the adoption of the latest Building Energy Codes.
- Educate about stretch codes. See municipal toolbox developed with Montgomery County. USGBC LEED and Passive House guidelines.
- Encourage energy efficiency incentives and rebates.
- Educate about Geothermal.
- Promote high efficiency Combined Heat and Power (CHP) for industry.
- Incorporate water efficiency measures.

Decarbonize and Transform Energy Systems:

- Support the development of distributed energy production.
- Explore agrivoltaics, combining agriculture with solar panels to enhance revenue and productivity.
- Advocate for 40% of new and existing warehouse and data center roof area over 40,000 SF to be solar-ready.
- Promote requirements for parking lots with more than 80 spaces to install solar on 50% area, akin to France's legislation.

Support Economic Growth in a Low-Carbon Future:

- Focus on electrification and reducing fossil fuel usage.
- Promote on-site distributed energy resources as a partial solution for electricity capacity constraints from the grid.
- Low carbon wastewater.
 - Digesters with methane recovery and CHP.
 - The first municipally owned Hydrothermal Carbonization facility in the United States was built in Phoenixville, PA.

Technology Opportunities and Risks:

- Explore safe Hydrogen development, such as MACH 2.
- Explore small modular nuclear technology.
- Monitor pipeline safety.

Policy strategies needed to play both offense and defense:

- Collaborate with our Utility Companies, such as PECO, Constellation and Exelon to ensure plans for increased electric grid capacity align with county and municipal economic development and land use plans.

- Promote microgrids that support distributed energy, energy efficiency, and provide resiliency.
- Promote energy Storage and Battery technology.

Implementing a green growth strategy:

- Growth Corridors and Land Preservation to maintain Chester County's livable communities.
- Promote transportation such as regional rail on the mainline (Coatesville, Downingtown) and rail to Phoenixville and Reading. Focus resources on density in our growth corridors to optimize infrastructure, reduce miles traveled, and preserve land.
- Educate about Municipal Zoning to support appropriately sited residential, agrivoltaics, and utility scale solar development.
- Support updates to PA Municipal Planning code to account for Climate Change.

Undesirable Strategies – (likely unnecessary to note in the plan)

Detracting from economic benefit:

- Wind is not applicable to the area because it is a low velocity region.
- Low-efficiency fossil fuel power plants because of air pollution and climate change.
- Limits on energy growth because it limits our economic vitality.

Detracting from attractive, livable and vibrant communities:

- Waste to energy plants because.....?
- Large Nuclear Power Plant because Limerick and Peach Bottom are already nearby.
- A no growth plan does not support a vibrant community. History and demographic projections indicate Chester County will continue to grow at a healthy rate and the community's energy demand will also grow. A smart growth plan will benefit and attract talent.

Conservation District

- Pursuing grant funding for municipal lawn-to-meadow conversion projects for 2026 installation (if funding is awarded).
- Administering and assisting local programs promoting tree plantings such as Keystone 10 Million Trees Partnership (through 2025), Trees for Watersheds (in perpetuity), CREP (in perpetuity).
- Planning and implementation of agricultural best management practices to reach water quality goals, with a focus on countywide ACAP projects and Chesapeake Bay watershed specific CAP projects.
- Overseeing the completion of two federally-funded flood mitigation projects in Tredyffrin Township. Both began construction in Q4. The EWP project is to stabilize the streambank alongside a residential property. The ARPA project is a neighborhood-wide infiltration trench installation to reduce significant flooding downslope of Bair Road.

Parks + Preservation

Continued work towards completion of projects funded through a DCNR Community & Watershed Forestry Grant including:

- The first volunteer tree planting program of the year which involved ten volunteers planting 110 native trees at Warwick Park to provide a riparian buffer along the north bank of the French Creek.
- A tree planting at Wolfs Hollow County Park is planned for 4/19 to install 50 trees as a second phase of work that will result in a total of 125 new trees in a riparian buffer along the Octoraro Creek.
- Worked to schedule Nottingham County Park volunteer tree planting programs on 5/15/25 and 5/17/25 which will see 150 new trees added to the park.
- Coordinated contract agreement for 3.5 acre total lawn to meadow conversion at two County Parks (Hibernia and Wolfs Hollow).

Planning

- Sustainability Summit & Expo planned for 5/17/2025 at West Chester U. Program webpage: <https://chescoplanning.org/Events/SustainabilitySummit-2025.cfm>
- Municipal toolkit on regulating and incentivizing a transition to clean energy through local ordinances is complete and available online: <https://chescoplanning.org/Environmental/OrdinanceToolkit/>
- Awarded funding from DCNR to launch an Open Space Accelerator mini-grant program which will provide funding for quick implementation-focused plans to advance existing municipal open space goals. Kicked off a pilot project with North Coventry Township. Anticipate program will launch in Summer 2025.
- Completed a Chester County Recommended Tree List that municipalities can cite in their subdivision ordinances. <https://chescoplanning.org/environmental/woodlands/TreeList.cfm>
- Working with the Prison, Pocopson Home, and Youth Center to develop a sustainable landscape management plan for the 200+ acre campus.
- Planning in progress for campaign sign collection event for 2025.

Facilities

- Department update will be given during the Board Meeting.

Emergency Services

- The county's hazard mitigation plan project is continuing with great progress. Our project team is hosting public open houses during April and May to obtain feedback on local risks and hazards. These risks and hazards will then be discussed with municipalities to develop mitigation strategies.
- As severe weather season comes into full swing, our emergency management team has engaged in several preparedness and readiness activities. These include participation in a statewide severe weather exercise, review of severe weather and sheltering plans, and meetings with our regional utility providers on storm response and recovery.

Water Resources

- The Brandywine Flood Study - identifying opportunities for flood mitigation throughout the watershed (final report public release on 4/23/25).
- White Clay Creek Flood Study – kicked off in March.
- PA Act 167 Stormwater Management – kicked off implementation of the scope of study.
- Catch the Rain – CCWRA, CCPC Office of Sustainability, and CCDC are partnership to develop a rebate program for private landowners to install BMPs.