

EPC *Planning Newsletter*

C H E S T E R C O U N T Y P L A N N I N G C O M M I S S I O N

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Staff Celebrates 40th Anniversary!



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he year 2002 marks the fortieth anniversary of the Chester County Planning Commission staff. From its rather humble beginnings in the summer of 1962, the Planning Commission has undergone significant change in its forty-year history. The first thirteen years was a period of data collection and base map/aerial photography development. When the staff came into being, the planning database was practically nonexistent. The County planner's major focus was to create a complete comprehensive database of the physical and demographic characteristics of the County. He pursued that effort throughout his tenure as a County employee. Chester County in the 1960s was a quiet, largely rural community with small towns. Intensive development among all 73 municipalities was not yet the case. Private planning consultants or engineers accomplished what professional planning was undertaken at the local government level.

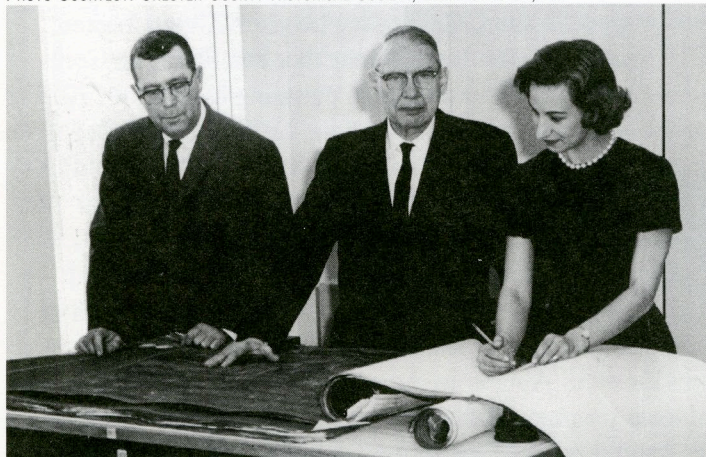
It became apparent in the mid-1970s that the County planning staff had to change its focus. The planning scene in Chester County was changing. The small existing staff was not capable of meeting the new land use challenges. The County Commissioners, led by Robert Struble, Earl Baker and Leo McDermott, sought a new direction for the Planning Commission. The latter 1970s and the 1980s were characterized by increased professionalism and technical competence. The pronounced land use changes, the new Pennsylvania Planning Code, the expanded network of infrastructure (highways, sewers, water, etc.), and the influence of the Pennsylvania and federal programs brought about the changes in planning emphasis. In honor of this fortieth anniversary, the following history of Chester County planning is presented.



The Beginning

County Commissioners Establish the County Planning Commission

PHOTO COURTESY: CHESTER COUNTY HISTORICAL SOCIETY, WEST CHESTER, PA



Before subdivision reviews became the responsibility of the Planning Commission in 1976, they were completed by the engineer's office. Joseph Munshower (center) County engineer, his assistant J. Russell Cardwell, and Mrs. Howard Collins reviewed plans in the 1950s.

Twelve years prior to the creation of a planning staff, the County Commissioners established the County Planning Commission (November 1, 1950) under the Pennsylvania Act of 1937. The following persons were appointed by the County Commissioners as the first members of the Chester County Planning Commission:

- State Senator Thomas P. Harney
- Mrs. Humbert B. Powell
- Mr. William J. Scarlett
- Mr. Claude Heintzleman
- Mr. Ellis E. Stern
- Mr. Ernest F. MacDonald
- Mr. Stewart Huston
- Mr. Joseph S. Munshower
- Mr. Edward Gruber

The Pennsylvania Act of 1937 stated that members appointed "be residents of the County, four of whom shall be residents of the city or cities therein, and five of whom shall be residents of the boroughs and townships therein, and who shall have knowledge and experience in respect to one or more of the following subjects: finance; commerce;

industry; agriculture; transportation; architecture; landscape architecture; real estate; building; engineering; social welfare; civic administration; and law." Four members of the commission were from the city of Coatesville.

First chairman of the Planning Commission

The first chairman of the Planning Commission was State Senator Thomas Harney, who served as chair until his death in the summer of 1960. The principal function of the commission in its early years was the review of subdivision plans. The law at that time provided "that all plans of land laid out in three or more building lots and the streets, highways, alleys or portions of the same, except those located within any city or borough, shall be submitted to the County Planning Commission and approved by it before it shall be recorded or before it is used as an instrument in the sale, transfer, or agreement to sell, any of the land within the subdivision."¹

The law further provided that before the approval of a subdivision plan by any city, borough or township authority having the power of approval of such plans, such authority shall send a copy of the proposed plan to the County Planning Commission; and the commission will review and report back to the local authority. In the 1950s, most of the subdivision plans reviewed by the commission were located in municipalities of eastern Chester County.

This subdivision review process was the responsibility of the County engineer who served the board as its secretary. The engineer focused upon the layout of streets, since they were open to public travel and would be accepted by the municipalities and be maintained at public expense. Most of the activity of the Chester County Planning Commission in the 1950s was subdivision review, as reflected in the minutes of the commission. The number of building lots reviewed by the commission rose from 583 in 1951 to 2,360 in 1959.

¹ As reflected by the Chester County Planning Commission, *Subdivision Rules and Regulations*, 1952.

The first professional planner was hired in September 1951. His name was Philip Stedfast, a graduate of the Planning School at the University of North Carolina. Mr. Stedfast prepared a set of *Rules and Regulations for Subdivisions* with guidance from the Chester County Real Estate Board. These rules and regulations were used by the Planning Commission throughout the 1950s and a major part of the 1960s. Mr. Stedfast served less than a year, resigning in August, 1952.

The establishment of the Planning Commission met with some opposition by several Chester County citizens. As reported in the minutes of the board at its January 10, 1952 meeting, members discussed the submission to the County Commissioners of 67 petitions circulated by the Chester County Committee for Property Rights and signed by over 1,700 persons. The petitions called for the County Commissioners to disband the Planning Commission. The County Commissioners did not act on the request.

An annual report of the Chester County Planning Commission was prepared after its first year of activity. This report contained the planning philosophy of the commission that characterized the role it should play in the future of the County:

“Many of the problems that arise at the local level show the need for technical assistance on a continuing basis. The townships, in many cases, cannot afford to pay the costs of such services. This condition and the fact that the growth which some townships have experienced recently and that which can be seen for other townships in the near future, makes it imperative that technical assistance be given to help solve the implications of “growing pains.” It is important for the future of the townships that growth takes place in an orderly manner and that the utilities and services provided for the people are not disrupted or made inadequate because of factors which can be determined in advance. It is the desire of the Planning Commission to assist the townships, boroughs and the city of Coatesville wherever possible with technical aid. At the request of local officials to the Planning Commission, studies will be undertaken and recommendations made to help the officials determine the best course of action.”

In 1956, the Association of Chambers of Commerce of Chester County requested that the Planning Commission adopt an extensive planning program for Chester

County to include the preparation of:

- Land use maps for the entire County and designation of future land use for residential, industrial, business and other purposes.
- Highway plan showing future highways.
- Economic study in connection with the land use mapping to utilize land for the best advantage and to balance commercial, agricultural and industrial use.
- Building codes for the County.
- Public education program to get acceptance of the planning program.

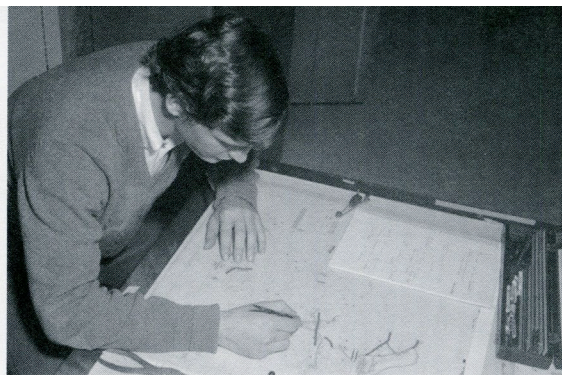
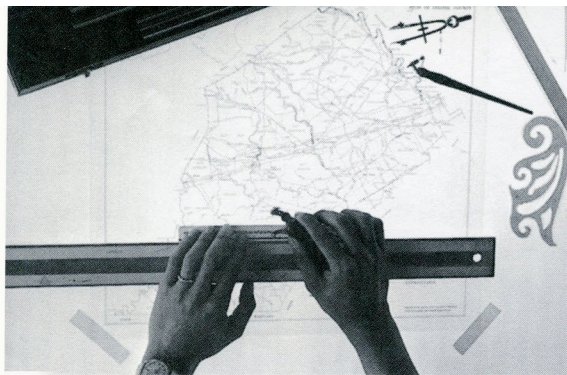
In July of 1956, the consulting firm of Cooper, Alvare and Harkins was hired to prepare a general land use survey of Chester County. Duties of the consulting firm were expanded in 1958. A small staff from the firm was provided office space in the Courthouse Annex in West Chester. The year 1958 was the first year that the Planning Commission minutes mention local planning assistance “701” grants which were grants provided by the Federal Department of Housing and Urban Development. Nine municipalities were involved in these “701” planning grants.

On July 17, 1960, Senator Thomas Harney died; William Scarlett was elected chairman of the Planning Commission on August 24, 1960. The consulting firm of Cooper, Alvare and Harkins was reorganized and renamed Harkins and Alvare. In August 1962, the County Commissioners terminated their contract with the consulting firm and assumed as County employees the resident planning staff of the consulting firm.



The original Courthouse Annex on High St., which was later replaced by the North Wing, was the first home to the Planning Commission staff starting in 1962.

PHOTO COURTESY: CHESTER COUNTY HISTORICAL SOCIETY, WEST CHESTER, PA



The Initial Staff

The Summer of 1962

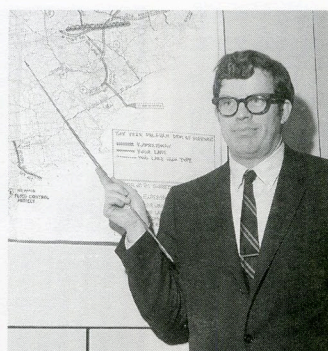
The small group of professional, technical and clerical persons that became the County planning staff in the summer of 1962 had been employees of Harkins and Alvare. This firm had been contracted to do a variety of planning studies for the Board of Commissioners and its Planning Commission. Chester County officials reasoned that the time was right to directly employ a County planning staff.

The full-time staff hired numbered four, with only one person trained professionally as a planner. In addition, several part-time employees were hired to perform research, clerical and cartographic tasks. Many of these part-time employees were students at West Chester State College. Richard P. Byler was designated the County planner, with Joseph S. Munshower, County engineer, serving as executive secretary of the Planning Commission.

The staff pursued a program of data collection (land use, population, housing, economic base, transportation, natural environment, etc.), base map and thematic map preparation, and selected countywide land use studies. Considerable time and effort went into this program because a meager data and map base existed at the time the County created its full-time staff. The most notable document to be published by the Planning Commission during this time period was *Chester County Natural Environment and Planning*, 1963. While this report is almost forty years old, it is still a valuable reference resource for understanding the relationship between the local environment and early development patterns.

A note of optimism appeared in the first annual report of this new staff. Mr. William Scarlett, chairman of the Chester County Planning Commission, reported the following message to the County Commissioners:

"1962 was a major year for your County Planning Program. It saw the creation of a permanent staff,



Richard Byler, 1st County planner

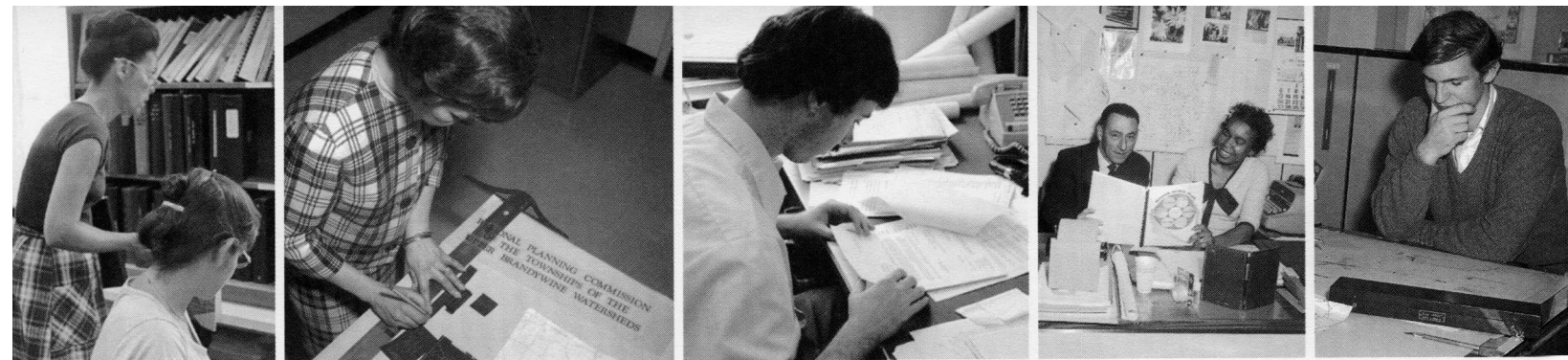
the completion of a general land use survey, the population and housing analysis, completion of a new county-wide base map series, and a substantial start on soils and natural features analysis, and gathering of other basic information. It also saw substantial growth in local planning and the completion of several local comprehensive plans, including start of work by the West Chester Regional Planning group. In all of these, the Chester

County Planning Commission is gradually able to provide more assistance, direct information and staff service, as well as cash grants.

We hope during 1963, depending upon the extent of the resources available, to make available our detailed work on soils, geology, and other natural features, land use, and many other maps and data being prepared. Also, we hope to complete major work on community facilities, economic base and transportation. We also have a Planning School and several conferences programmed so that the public may be more aware of the work that has been accomplished."²

In the 1960s, the staff spent most of its time gathering and disseminating data and planning information. In many cases, the data and information were printed and made available to the local governments of Chester County. Many thematic maps were prepared in these years, leading to serious discussion of creating an Atlas of Chester County. Most important in this time period was the program to provide large scale topographic and planimetric base maps.

² *Chester County Planning Commission, Annual Report, 1962. May, 1963.*



The 1960s

The Infancy of Planning in Chester County

County planning activity

The first staff report to the Planning Commission in 1962 by the County planner revealed the fledgling planning program and the planning philosophy of the small planning staff. The highlights of this initial report included the following matters:

- Completion of an existing land use map of Chester County. Categories mapped included cropland, pasture, woodland, idle land and the developed land (residential, commercial, industrial, and institutional).
- Preparation of several statistical maps of the County indicating 1960 Census of Population and Housing characteristics. A report incorporating these maps was underway as a major effort of the staff.



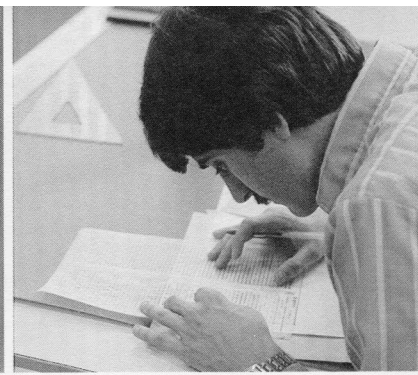
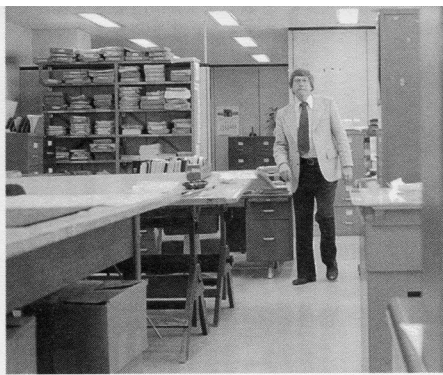
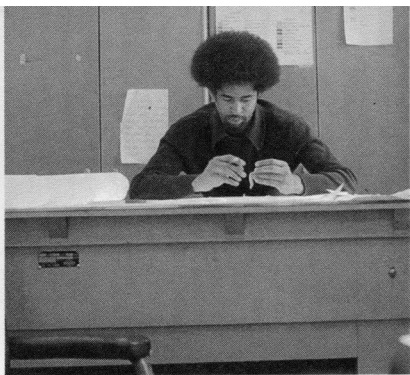
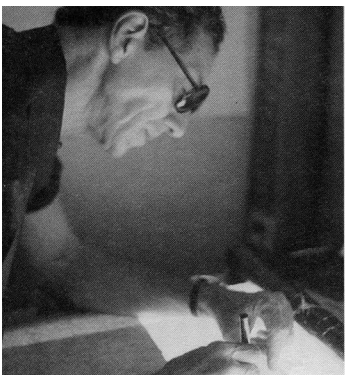
CCPC full time staff grew from four in 1962 to six in 1969. Significant staff increases didn't occur until the 70s. Robert Bielski (right) is still a senior staff member in our demographics section.



Since comprehensive planning was a new concept in the 60s, the limited number of municipalities that did adopt plans hired consultants rather than the County. At this time, CCPC staff focused on other planning issues including census reports and land use maps.

Local planning support

Planning was in its infancy among Chester County municipalities in the early 1960s. Several had not yet been introduced to the concept of comprehensive plans. Those boroughs and townships with comprehensive planning had their plans prepared by private planning consultants. In Chester County the 1960s was a period in which the public first became acquainted with and began to realize the merits of planning. The County planner in these early years emphasized planning education by conducting seminars, workshops and conferences. They were well attended and especially useful in giving impetus to local planning commissions leading to the development of local plans and land use control ordinances. The increased interest in planning issues caused Richard Byler to state in one of his reports that, "[there] is not sufficient staff for a county of Chester's size, for undertaking the magnitude of program that we have underway." He recommended that the budget be increased to hire additional professional staff.



The 1970s

Significant Growth

Major staff changes occur in the 1970s

As late as 1969, the full-time staff was only comprised of six members. There continued to be six to eight part-time staff employees, many of whom were college students.

In the early 1970s, the size of planning staff increased significantly. Full-time staff increased to ten in 1973, with five being professional planning positions as compared to the one in 1962. As a result of the increased staff, several countywide plans were prepared, including, the Master Sewage Facilities Plan (initially prepared in 1968 but revised and released in 1970), an Interim County Development Plan (1974) and the Housing Allocation Plan (1975).

Mid-seventies see major shift in County planning

The County Planning Commission was to change dramatically following the election of Earl Baker, Robert Struble and Leo McDermott in 1974 as County Commissioners. In January 1975, Richard P. Byler was replaced as County planner by Norton Kent, who resigned at the end of 1975. The commissioners then undertook a comprehensive search for a new planning director. In April of 1976, George W. Fasic was selected as the executive director.

The new County administration entered into an era of professionalism in County governance. As a result of the

appointment of George Fasic, the planning staff was to undergo a new organizational structure and work program reflecting the goals and objectives of the County Commissioners and its Planning Commission board. The existing planning staff was augmented by the addition of several planning professionals and support personnel under Mr. Fasic's

leadership. Two major changes were subdivision review activities were moved from the engineer's office to planning, and an expanded staff role of providing direct comprehensive planning technical assistance to local and regional planning commissions was initiated. The first contract to provide direct Planning Commission staff services was with East Marlborough Township in 1976 to assist in the preparation of their comprehensive plan.

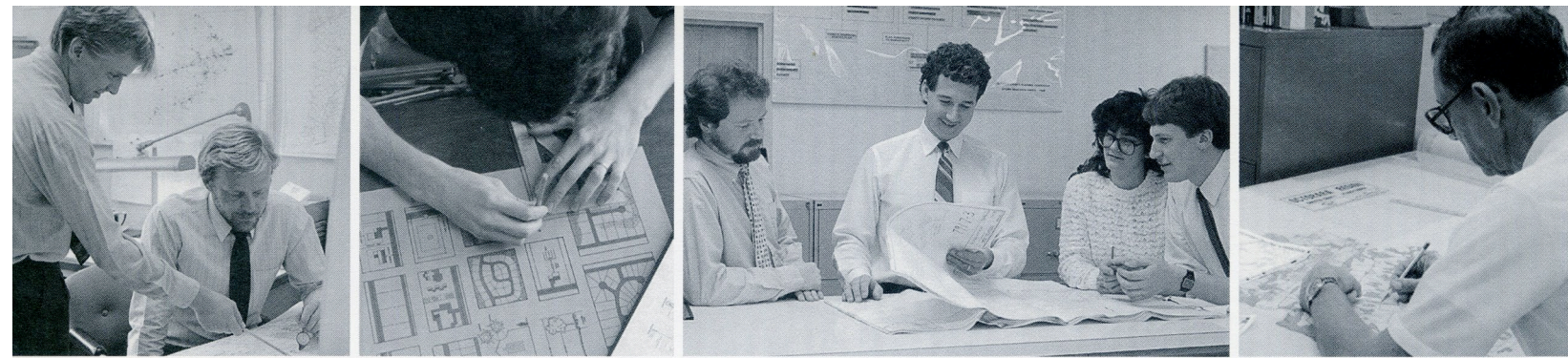
Areas of planning specialization were designated and these positions were filled by persons with the academic background and/or experience to fit the specialization. Areas of specialization that received attention included environmental matters (water quality, solid waste, sewage treatment, flood control and Community Development Block Grant environmental assessments), transportation (public transit, revitalization of existing railroad lines and highways), and open space, parks and recreation. Additional planning staff was hired to review subdivision/land development plans, as well as assist in the expanded local planning assistance program.

Assistance to municipalities

Planning assistance to municipalities became a major programmatic element of planning staff activity by 1977. Under the leadership of the Planning Commission, emphasis was placed on providing staff planners to assist municipal governments in Chester County. This change in focus was necessitated by development pressures and the lack of planning expertise among most of the 73 local governments in the County. In the late 1970s, the Local Planning Assistance (LPA) program staff included a section chief and three planning staff members. By 1982, the LPA staff increased to five staff members. A major effort was undertaken during this time period to continue to inform Chester County local officials about sound planning practices through workshops and planning courses.



George Fasic, AICP
Executive Director 1976–1995



The 1980s

Planning Staff Moves to Dague Building

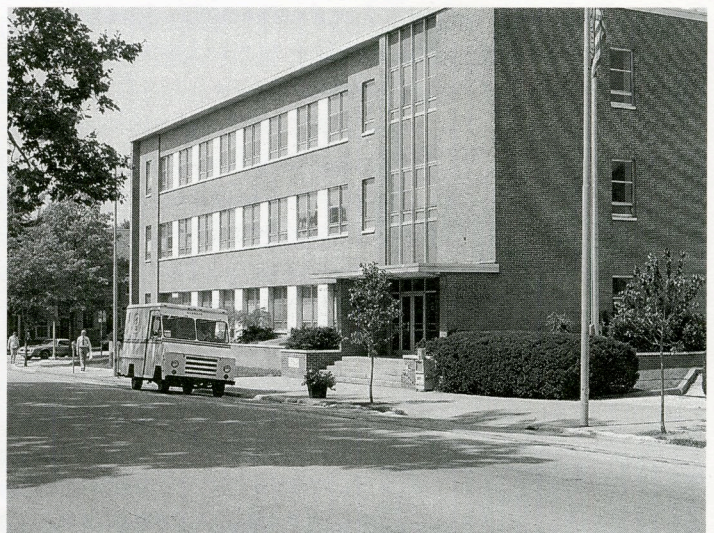
In 1980, the planning staff was moved from the Courthouse North Wing to the Dague Building at New and Market Streets in West Chester. The full time staff numbered twenty-two, along with seven part-time staff members. In the early 1980s, several important program achievements were accomplished. Work was completed on a public transit study and on the first County Open Space and Recreation Study. It was during this time that the Agricultural Development Council was created with planning staff assigned to provide technical support services. The environmental staff was increased to address concerns about sound water resources management as well as other environmental matters. State legislation required the Chester County Planning Commission to review all Act 537 sewage facility plan revisions submitted by Chester County municipalities or wastewater regional authorities. The *Highway Needs Study* was published in 1986. This was the first document to provide a comprehensive assessment of the condition of the major roadways in the County and provide recommendations for improvements to meet future needs.

It was also during this period that the County Commissioners took the next step with regards to agricultural preservation. The Agricultural Development Council had been created earlier in the decade to promote the agricultural industry and retention of farming as an important component of the County economy. In the fall of 1989, the Commissioners established a second board focusing on agriculture—the Agricultural Land Preservation Board. The creation of this board was required for the County to participate in the state funded agricultural easement purchase program. Their task was to oversee the County's agricultural easement purchase program. This new activity required the dedication of full time staff position to oversee the activities of the two boards and their related programs.

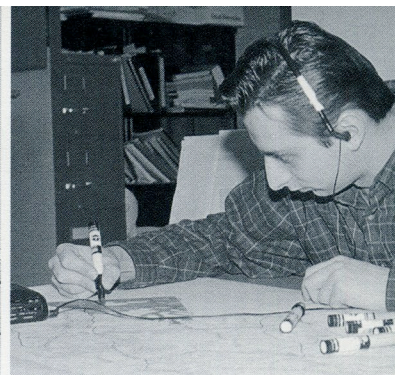
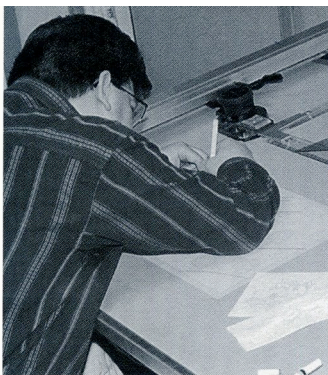
The hallmark event of the 1980s that would affect planning in the 1990s and beyond was the overwhelming voter support in November 1989 for a referendum proposing a \$50 million County open space bond program. The success of this referendum lead to major changes in County policies and new program directions for the Planning Commission.



Two agricultural programs were established in the 1980s to promote the agriculture industry and preserve farmland.



The CCPC office moved with 22 full time staff in 1980 from the Courthouse North Wing to the Dague Building at Market & New Streets.



The 1990s

A New County Comprehensive Plan

Responding to the vote on the referendum, the County Board of Commissioners reconvened the Chester County Open Space and Environmental Task Force in 1990. The task force was charged with the development of guidelines for farmland preservation, municipal grants, and conservancy grants. The Planning Commission board and staff provided assistance to the task force and were heavily involved in the design of these grant programs and the administration of several.

In the early 1990s, the County Commissioners also convened a Highway Task Force that helped the Commission to establish a consensus on major highway priorities and aided PennDOT in advancing projects such as the Exton Bypass. The Planning Commission board and staff assisted the Commissioners and task force.

It was also during this period that the County Commissioners, concerned about the unprecedented growth occurring throughout the County during the late 1980s and

continuing into the 1990s, directed the Planning Commission to commence work on a new County comprehensive plan. The first document, initiated in 1994, was to be a planning policy initiative to provide growth management guidance for the County. The title of this document was *LANDSCAPES, Managing Change in Chester County 1996-2020, Comprehensive Plan Policy Element*.

The preparation of *LANDSCAPES*, involved two new approaches to obtaining input from citizens and local officials. The first, was a survey distributed in newspapers throughout Chester County in March 1995, alerting citizens of the concern about sprawl and asking them what land development patterns would best serve the citizens in the future. Over 5,000 surveys were completed and returned. Respondents, by a 10:1 ratio, indicated a desire to see the development pattern shift from sprawl to a more compact form of development. The second approach was the convening of numerous workshops around the County with local officials to gain their input what development patterns they would prefer.

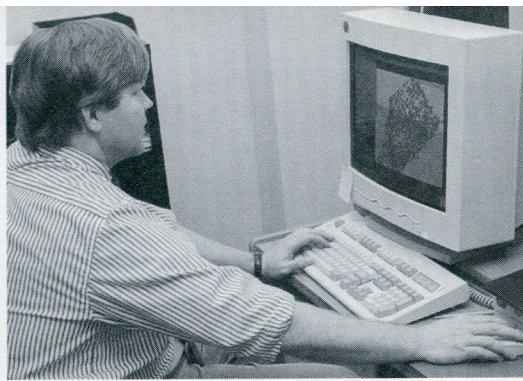
LANDSCAPES was adopted by the County Commissioners on July 12, 1996.

Another document published during this period, one that established a new format for providing assistance and direction to local officials, was the *Circulation Handbook* (1994). This was the first "toolbox-like" document prepared by the Planning Commission, in that it included numerous roadway design elements and planning concepts along with recommendations on their implementation.

In 1994, the Commission was relocated to its current offices in the newly constructed Government Services Center (GSC) in West Goshen Township. This move provided the Planning Commission with much needed work space, as well as access to new technologies that were built into the facility. The move also improved the ability to communicate more easily and directly with other County departments, i.e., Health, Parks, the Water Resources Authority and the Conservation District, with which the Planning Commission has common interests, as they were all now located in the GSC.



In 1994, the Planning Commission, Water Resources Authority, Agricultural Development Council, and the Agricultural Land Preservation Board, along with numerous other County departments, moved to their current location in the Government Services Center in West Goshen Township.



Change in Staff Leadership

On June 30, 1995, George Fasic retired as Executive Director of the Planning Commission. He had served in that capacity from his initial appointment in May of 1976. Under his leadership the staff was reorganized, and a high quality staff of professional planning and graphic specialists and support personnel was assembled. The local planning assistance program has proved to be one of the most successful activities in the planning program. Virtually every municipality in the County has benefited from the technical assistance and grant programs.

After serving as acting planning director since 1994, William H. Fulton, AICP, formerly the Assistant Director of the Planning Commission, was appointed by the County Commissioners in February 1996, to the position of the executive director. Under Bill's direction, **LANDSCAPES** was completed and adopted by the County Commissioners, and



William Fulton, AICP,
CCPC Executive Director

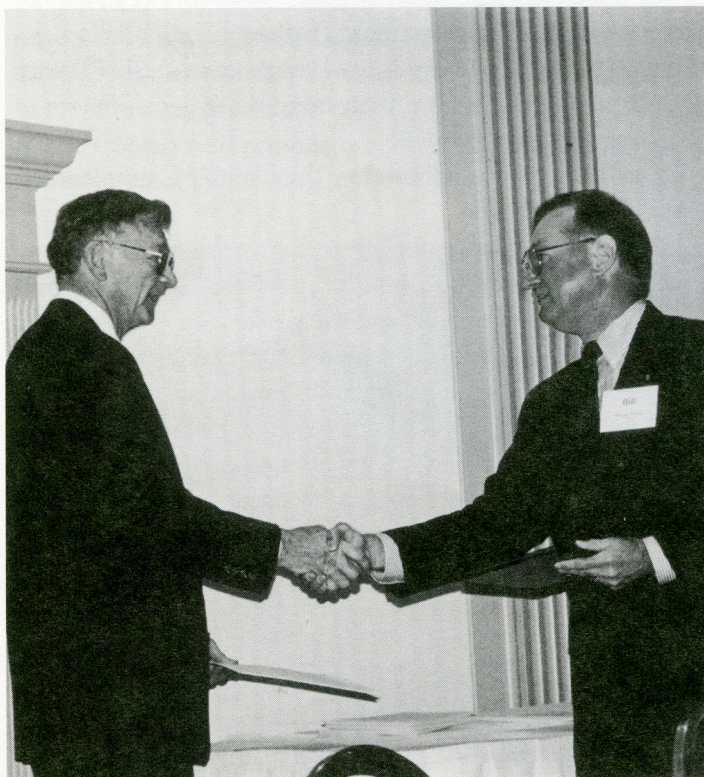
a major initiative to bring about a shift in the development pattern was created. This was the Vision Partnership Program.

The Vision Partnership Program has been designed to encourage the municipalities of Chester County to bring about land use changes in accordance with **LANDSCAPES**. This partnership recognizes the primary responsibility of municipalities for regulating land use. In the Vision Partnership Program, the

County and municipalities agree to use **LANDSCAPES** as a framework for planning. The County provides technical and financial assistance to all partnership members.

By the end of 1996, eighteen municipalities had joined the program. As of the writing of this history, all but one of the 73 municipalities are in the program. The ultimate goal of the program is to achieve consistency between municipal plans and **LANDSCAPES**. To assist local governments in land use planning and the development of improved land use regulations, the County staff developed a two-volume document entitled the *Community Planning Handbook, A Toolbox for Managing Change in Chester County*. The first volume was completed in 1997; the second in 1999. These documents present over seventy land management techniques on topics ranging from agriculture/farmland protection to water resource management, intended to assist local officials in their process of making decisions on how to manage growth both locally and regionally.

Chester County released the first *Landscape Progress Report* in 2000. The purpose of this report is to measure progress toward achieving the goals of **LANDSCAPES**. The report contains a Landscapes Index, a measure of many diverse trends. The index is based upon eighteen indicators within seven categories – preserved land, proposed



George Fasic passed leadership to William Fulton as Executive Director of CCPC in 1996.

development, housing, transportation, economy, resources, and municipal initiatives – that monitor trends important to **LANDSCAPES**.

During 1995, an event occurred that impacted significantly on the activities and function of the Planning Commission. With the departure of Irene Brooks as the executive director of the Chester County Water Resources Authority (WRA), the County Commissioners designated the Planning Commission to oversee the activities of the Authority. This placed the responsibility for operation and maintenance of facilities owned by the Authority, as well as, participation in several water resource-related programs and contracts in the hands of the planning staff. This was a major shift in program direction—from one focusing on planning issues, to having a hands-on role in facilities operation. Currently the WRA and its executive director operate independently of the Planning Commission, but with administrative direction from the planning director.

Most recently in 2002, *Linking Landscapes*, the updated open space plan, was completed by planning staff and adopted by the County Commissioners on February 26th. The water resources management plan entitled *Watersheds: An Integrated Water Resources Management Plan* was adopted on September 17th by the County Commissioners. The transportation plan, *Connecting Landscapes*, is well underway as the third functional plan element of **LANDSCAPES**.



WRA monitors and manages water resources while coordinating with municipalities, environmental organizations, and other agencies. WRA operates and maintains the Barneston (above, Wallace Twp.), Hibernia, Beaver Creek and Struble Dams.



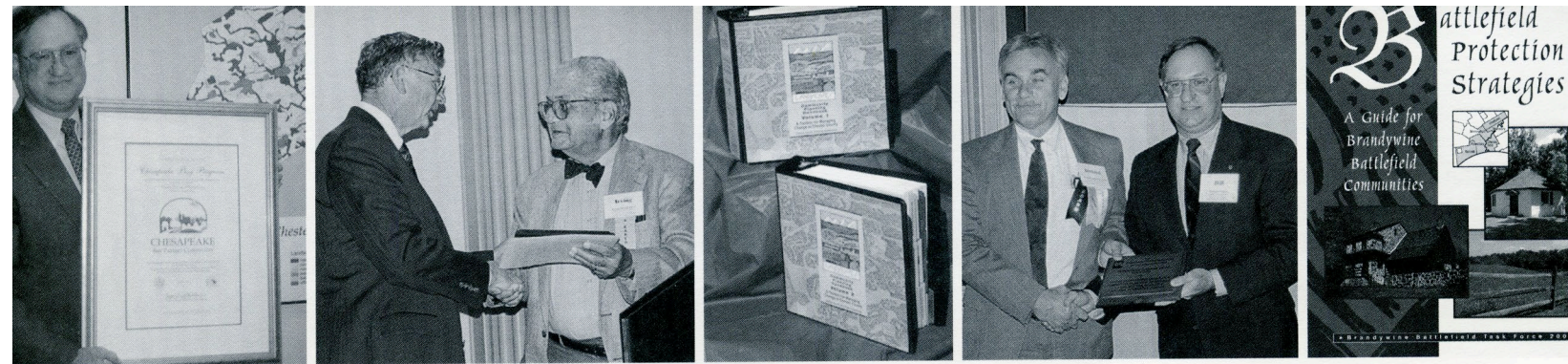
The number of plans submitted for review has fluctuated over the years with 162 in 1962, to a high of 923 in 1988, and 570 in 2001. Over the last 10 years, reviews have ranged from 450 to 578 per year.



With the addition of digital cartography staff (GIS), the graphics section that had previously drawn maps by hand, now has their efforts focused in graphic design: documents; presentations; and Web pages.



County planning staff is available to assist municipalities who have entered the Vision Partnership Program with upgrading their programs using resources such as grants and the two-volume toolbox.



Honors and Awards

Local, State, and National

As a result of the policies and program directives established by the County Commissioners and the professional capabilities of the planning staff, various honors and awards have been presented to the Chester County Planning Commission over the last several years. Most notably are those by the American Planning Association and the American Society of Landscape Architects because of the national significance of these awards. Other awards of significance are those received from the Pennsylvania Planning Association, the National Association of Counties, the Chesapeake Bay Foundation and the Pennsylvania Center for Local Government Services. A listing of those honors and awards follows.

In closing, the journey of the Chester County Planning Commission staff since its creation has been an evolutionary one. From the beginnings, with a small staff of four persons, to today's staff of 36 full time, and eight part-time employees, the activities and responsibilities have grown considerably. They have changed from an office focused primarily on gathering and dispensing basic data on County statistics and land use; to an agency that is involved in coordinating and administering a variety of County-initiated programs, representing the County at all levels of government, and participating in the decision-making process on planning issues facing the County Commissioners. As we progress farther into the twenty-first century, the issues facing the Planning Commission are likely to become increasingly complex. The predominant issue, to find a balance between the pressures of growth and the desire to retain and preserve those characteristics of the County that have contributed to the quality of life in the County, will be the most challenging.

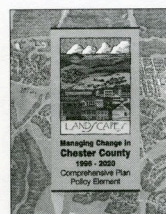
As the staff of the Planning Commission celebrates its fortieth anniversary, we wish to thank all the Chester County citizens who have volunteered their time to serve on the board of the Planning Commission throughout its history. A list of all those who have served is located on the facing page.

Awards for Landscapes



Chesapeake Bay Local Government Advisory Committee, Award for Community Innovation: Landscapes Public Awareness Program, 1995.

Governor's Center for Local Government Services, Governor's Award for Local Government Excellence, Dallas A. Dollase Excellence in Planning for Innovative Planning and Sound Land Use Practices, 2001.



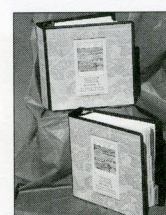
National Association of Counties (NACO), Achievement Award: Chester County Comprehensive Plan, Public Participation Process, 1996.

Pennsylvania Planning Association (PPA), Outstanding Planning Award for a Plan—Large Jurisdiction: **LANDSCAPES**, 1997.

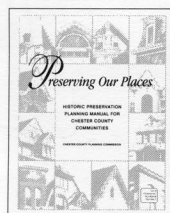
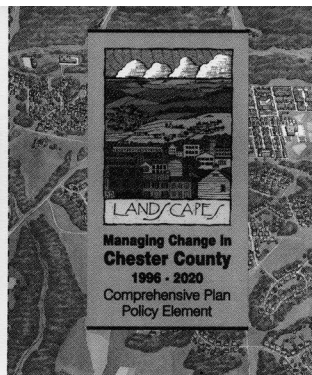
Chesapeake Bay Program, Chesapeake Bay Partner Community, 1998.

NACO, Achievement Award: **LANDSCAPES** and Vision Partnership Program, 1998.

American Planning Association (APA), Outstanding Planning Award for a Project/Program/Tool: **LANDSCAPES**, Vision Partnership Program, and Planning Toolbox, 1999.

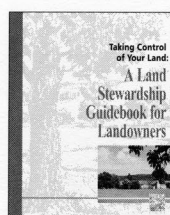


PPA, Outstanding Planning Award for a Tool: Vision Partnership Program and Community Planning Handbook—A Toolbox for Managing Change in Chester County, 1997.



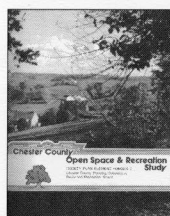
NACO, Achievement Award: Historic Preservation Planning Program, 1999.

PPA, Outstanding Planning Award for a Program: Historic Preservation Planning Program, 1999.

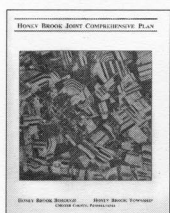


PPA, Public Education Award: "Taking Control of Your Land. A Land Stewardship Guidebook for Landowners," 2001.

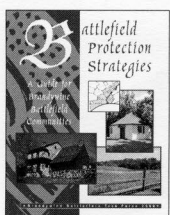
Awards for Other Plans



The American Society of Landscape Architects: Chester County Open Space and Recreation Study, 1982.

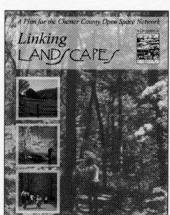


APA, Outstanding Planning Award for Comprehensive Planning in a Small Jurisdiction: Honey Brook Joint Comprehensive Plan, 1994.



PPA, "Brandywine Battlefield Protection Strategies—A Guide for Battlefield Communities, 2001."

NACO, Battlefield Protection Strategies Achievement Award Program, 2002.



PPA, Outstanding Planning Award for a Plan: Linking Landscapes—A Plan for the Protected Open Space Network in Chester County, PA, 2002.

Planning Commission Board Members

1950–2002

George Asimos, Jr	S. Horace Mowrer
William Brosius	Joseph B. Munshower *
Susan Charsha (Beach)	Humbert B. Powell *
Nancy L. Cox	Mary Powell
David E. Davis, III	Raymond Prizer
Judy DiFilippo	Andrew Quinn
W. Joseph Duckworth	William R. Rambo
Thomas E. Flood, II	Rita Reves
Edward Gruber *	Ellen Ann Roberts
Robert Hankin	James C. Sargent
St. Sen. Thomas P. Harney *	William J. Scarlett *
Arthur C. Harvey	Thomas M. Slack
Peter O. Hausmann	Louise L. Smith
Claude Heintzleman *	Ellis E. Stern *
Edwin R. Hill	Paul E. Stubbe
Charles H. Hossack	Raymond Waldron, Sr.
Stewart Huston *	John C. Washington
Patricia Imperato	John R. Williams
W. Elliott Jones	Harold Wilson
Dr. Henry A. Jordan	John M. Yeager
Louis Lieberman	
Ernest F. MacDonald *	
Thomas B. McAvoy, III	
Nancy Mohr	
Merrill L. Mordan	

** Names of the original Planning Commission members appointed 11/1/50. Names in bold identify members who have served as Chairman of the Planning Commission.*

CCPC Timeline

Key Events Impacting Chester County

Year Population

Key Planning Commission Events/Publications

1963 First County Park (Hibernia) opened
1964 SEPTA created
1965 DVRPC created
1968 Municipalities Planning Code
(Act 247) enacted
1969 US 422 expressway opened
1969 Norco Mall (Coventry Mall) opened

1960
(210,608)

1962 CCPC staff positions created
1962 Richard Byler named County planner
1963 Natural Environment and Planning published

1970 Coatesville-Downingtown Bypass opened
1971 US 202 Expressway opened
1972 US 1 Expressway opened
1974 Exton Square Mall opened
1974 Great Valley Corporate Center opened
1976 Chesterbrook opened
1977 Valley Forge transferred to National Park System
1979 Struble Trail opened
1979 Marsh Creek State Park dedicated

1970
(277,746)

1970 Chester County Master Sewer Plan
1976 George Fasic appointed Executive Director
1976 First Local Planning Assistance (LPA)
contract awarded

1988 Churchill at Church Farm proposed
1989 County Open Space Referendum passed

1980
(316,660)

1980 CCPC moves to Dague Building
1980 Agriculture Development Council
(ADC) created
1982 Chester County Open Space and
Recreation Study
1986 Highway Needs Study
1988 First Open Space Task Force convened
1989 Agriculture Land Preservation Board
(ALPB) created

1995 Exton Bypass opened
1995 Exton Park site acquired
July 12, 1996 **LANDSCAPES** adopted
1997 PA Planning Association awards **LANDSCAPES**
and Community Planning Handbook
1999 **LANDSCAPES** receives APA National Award for
Outstanding Plan in US

1990
(376,396)

1990 Second Open Space Task Force convened
1994 CCPC moves to GSC
1994 Circulation Handbook
1995 WRA moved into CCPC
1996 Bill Fulton appointed Executive Director
1997 Vision Partnership Program (VPP) I initiated
1997 Community Planning Handbook (Volume I)
1999 Community Planning Handbook (Volume II)

2000
(433,501)

2000 First Landscapes Progress Report
2001 Vision Partnership Program (VPP) II initiated
2002 Linking Landscapes adopted
2002 Watersheds adopted
2002 Second Landscapes Progress Report

2010
483,500 (est.)

Act 247 Reviews



The second quarter of 2002 saw a dramatic increase in the number of multi-family residential plan reviews.

Subdivision/land development plan reviews

The Chester County Planning Commission (CCPC) reviewed 139 plans under Act 247 during the second quarter of 2002. This represents an increase of 18 percent in comparison to the first quarter of 2002, when 117 plans were reviewed. The overall number of proposed lots/units in the reviewed plans also increased in comparison to the second quarter of 2001, when 114 plans were reviewed. Residential activity comprised 64 percent of the plans that were reviewed during the second quarter of 2002. The number of proposed commercial lots/units in the second quarter of 2002 (25) decreased from the first quarter of 2002, when 35 units were submitted for review. The number of proposed industrial lots/units in the second quarter of 2002 (12) increased from the number in the first quarter, when five plans were submitted. The number of institutional lots that were proposed during the first and second quarters did not significantly change.

Most notably, the overall number of multi-family residential units increased substantially from the second quarter of 2001, when 77 units were reviewed, to the second quarter of 2002, when 1461 units were reviewed. The overall number of residential and non-residential units reviewed in 2002 almost tripled from the second quarter of 2001, (3280 compared to 1146).

Ordinance and other review activity

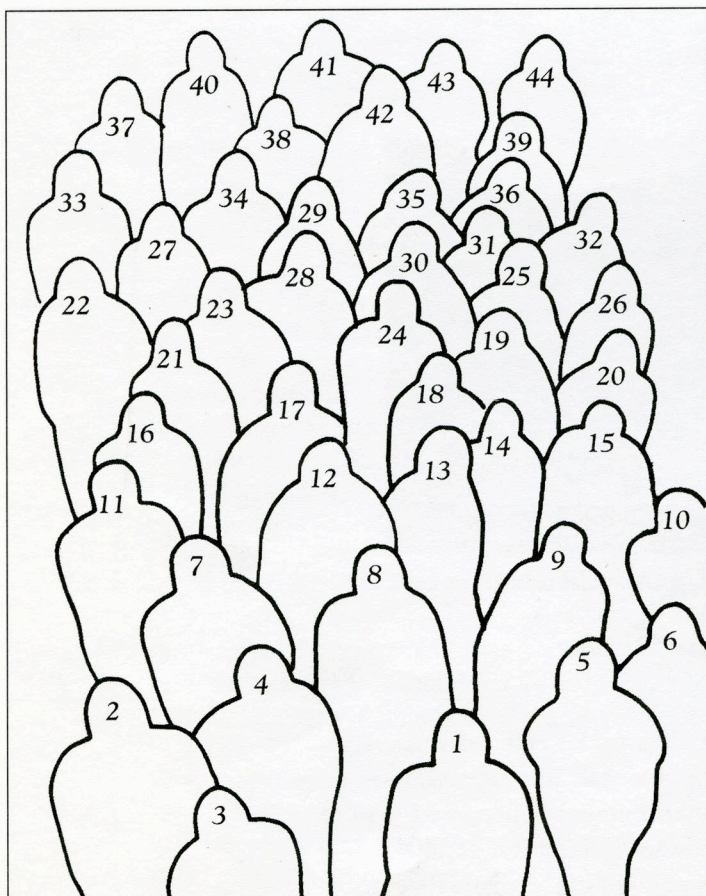
The number of municipal ordinance and plan reviews conducted by the CCPC during the second quarter of 2002 was similar to the number from the first quarter: 66 reviews were submitted in the first quarter, and 63 in the second quarter. Notably, seven comprehensive plans were reviewed during the second quarter, compared with only two in the first quarter. There were fewer subdivision and land development ordinance amendments during the second quarter (eight in the second quarter compared to ten in the first quarter), while the number of zoning ordinance amendments also decreased from 54 in the first quarter to 48 in the second quarter. Reviews of municipal zoning amendments, updates and conditional use reviews accounted for 76 percent of all ordinance review activity.

Comparison of ordinance review activity during the 2nd quarters of 2001 and 2002

	2001	2002
Comprehensive Plans	2	7
SLDO Amendments	115	8
Zoning Amendments	33	48
Totals	50	63

New lots/dwelling units proposed during the second quarter of 2002

	Single-family		Multi-family		Commercial		Industrial		Mobile home		Institutional		Totals	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
April-June	945	1731	77	1461	35	35	22	39	0	0	67	14	1146	3280



The Planning Commission staff:

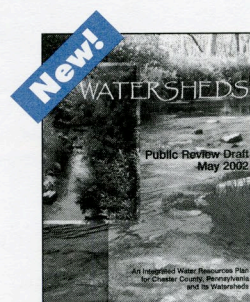
1 Bill Fulton, 2 Chris Bittle, 3 Dick Valenteen, 4 Kevin Baer, 5 Norine Nai, 6 Polly Chalfant, 7 Curt Lammey, 8 Bob Walker, 9 Carol Stauffer, 10 Jake Michael, 11 Jan Bowers, 12 Liz Kolb, 13 Kathleen Perry, 14 Lavina Simeone, 15 Kim Gordon, 16 Diana Gent, 17 Heath Eddy, 18 Jocelyn Beland, 19 Judith Barnet, 20 Christina Duff, 21 Wes Bruckno, 22 Diana Hoopes, 23 Tom West, 24 Craig Thomas, 25 Jeannine Lukens, 26 Suzanne Desiata, 27 Carolyn Fry, 28 Ray Sachs, 29 Keary Larson, 30 Mark Gallant, 31 Karen Peed, 32 Hillary Krummrich, 33 David Ward, 34 Kevin Myers, 35 Yvonne Guthrie, 36 Carolyn Keslick, 37 Lou Hufnagle, 38 Bob Bielski, 39 Lee Whitmore, 40 Wayne Clapp, 41 Paul Farkas, 42 Stephen McCulloch, 43 Glenn Bentley, 44 Brian Sweeney, not shown: Donna Woods

Planning Commission Publications



Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA

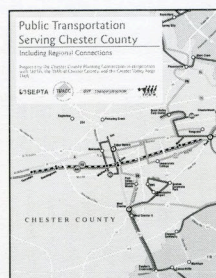
- 20-page summary
- CD
- Video



Water Resources Authority

Watersheds Draft

An Integrated Water Resources Plan for Chester County, Pennsylvania and its Watersheds



Public Transportation Map

Bus and train service in Chester County with regional connections is shown on user-friendly colorful map. This map is helpful to anyone who uses public transportation within Chester County, commutes between the County and Philadelphia area, or needs transfer information.

These publications may be purchased at the Chester County Planning Commission

Visit our Web site: www.chesco.org/planning



Chester County Planning Commission
601 Westtown Road • Suite 270 • P.O. Box 2747
West Chester, PA 19380-0990
610-344-6285 • Fax 610-344-6515

Board of County Commissioners

Karen L. Martynick, Chairman
Colin A Hanna
Andrew E. Dinniman

William H. Fulton, AICP, Executive Director

Planning Commission Board Members

Joseph Duckworth, chairman
George Asimos
Judy DiFilippo
Robert S. Hankin
Pat Imperato
Nancy Mohr
John Washington III

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