



# 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  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

MINUTES: Regular Monthly Meeting

Hybrid – Upland Farm Park Barn  
Chester Springs, PA  
June 12, 2024

Chester County Planning Commission

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Roberta Cosentino; Stephanie Duncan; Doug Fasick; Frank Furman; Matt Hammond; Molly Morrison; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: None.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Chris Bittle; Carrie Conwell; Beth Cunliffe; Richard Drake; Paul Fritz; Bambi Griffin Rivera; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Wes Bruckno; Kate Clark; Angela Dracup; Gwen Duli; Paul Farkas; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: Gwen Jonik.

VISITORS PRESENT VIA ZOOM: None.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Upland Farm Park Barn, Chester Springs, PA and via Zoom audio/video on Wednesday, June 12, 2024, was called to order at 3:04 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

## PRESENTATION:

Mr. O'Leary noted that L3 goals and their implementation will be featured during the months this summer. Most of the 57 recommendations have had either significant or very significant progress. Mr. O'Leary then highlighted the Preserve & Protect Goal recommendations that had very significant implementation progress. The three Preserve Goal recommendations included: expand open space education, increase protected farmlands, and convene open space summits. The three Protect Goal recommendations included: promote natural resources, provide ordinance assistance, and enhance water resource planning.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 8, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were nineteen (19) Subdivision and Land Development Reviews prepared in May 2024.

A MOTION TO APPROVE THE NINETEEN (19) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-04-24-18058; LD-04-24-18077; LD-04-24-18062.

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

There were seven (7) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in May 2024.

A MOTION TO APPROVE THE SEVEN (7) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-04-24-18080.

Act 537 Reviews:

Ms. Conwell presented the Commission with three (3) minor Act 537 reviews for the month of May 2024.

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MR. CLINE, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Area:

Mr. Fritz presented the Commission with three (3) ASA addition reviews for the month of May 2024.

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

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz summarized the development reviews, mentioning that the residential numbers are down and non-residential reviews are not as strong as last year. Non-residential will pick up next month due to a 1.2 million square foot Herr's warehouse complex being proposed.

Community Planning Division Update:

Ms. Griffin Rivera reported that the City of Coatesville's Zoning Ordinance Update and Penn Township Comprehensive Plan Update projects have been completed. Next, Ms. Griffin Rivera highlighted the four new Vision Partnership Program projects which were approved in the VPP spring 2024 grant round: Malvern Borough, Zoning Ordinance Amendments; Upper Uwchlan Township, Eagle Village Gateway and Mobility Plan; Kennett Square Borough, State Street Revitalization Planning Study; and New Garden Township, Zoning Ordinance Update.

Sustainability Division Update:

Ms. Conwell reported that the Chester County Commissioners awarded \$6.7 million in open space funding to the following three projects: East Whiteland Township's acquisition of a 52-acre park property; Pennsbury Township's 100-acre addition to Pennsbury Township Park; and Wallace Township's 493 acres of woodlands, riparian areas, and prime ag soils to be transferred to William Penn State Forest.

Next, Ms. Conwell reported that Uwchlan Township voted to place an open space referendum on the 2024 fall election ballot, which, if passed, is expected to raise around \$2.5 million a year for open space preservation.

Lastly, Ms. Conwell reported on the popularity of Uwchlan Township's Senior Park.

Multimodal Transportation Division Update:

Mr. Styche reported that TMACC's May 16, 2024 Bike to Work event, held on the Chester Valley Trail, was well attended with remarks from Commissioner Maxwell.

Next, Mr. Styche reported that DVRPC approved the 2025 fiscal year PA Transportation Community Development Initiative awards, which totaled \$1.2 million. The following two projects in Chester County were awarded: Upper Uwchlan Township was awarded \$100,000 for the Eagle Village Gateways and Mobility Plan; TMACC was awarded \$85,000 for the Lincoln Highway Active Transportation Improvement Plan.

Lastly, Mr. Styche reported that SEPTA's board approved the results of a two year plus effort to redesign their bus network known as the Bus Revolution. Chester County will see poorly performing routes removed, added frequency/more efficient routing to other routes, plus the addition of microtransit or 'on demand' zones. Implementation of the New Bus Network will begin later this year.

Director's Report:

Mr. O'Leary introduced Gwen Jonik, Upper Uwchlan Township secretary, who gave an update on the renovated farmhouse on the Upland Farm Park property. Mr. O'Leary noted that the June 27, 2024 Town Tour and Village Walk will be held at Upper Uwchlan Township's Upland Farm Park.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:39 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/ncs