MINUTES: Regular Monthly Meeting — Hybrid – GSC Suite 270
Chester County Planning Commission — September 9, 2026

MEMBERS PRESENT IN PERSON: Frank Furman; Matt Hammond; Mike Heaberg; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Molly Morrison.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carrie Conwell; Geoff Creary; Paul Farkas; Mark Gallant; Kevin Myers; Rachael Griffith; Gene Huller; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Steve Buck; Beth Cunliffe; Carolyn Oakley; Elle Steinman.

VISITORS PRESENT IN PERSON: Graham Laub, West Chester University student.

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 and via Zoom audio/video on Wednesday, September 9, 2026 was called to order at 2:00 P.M. by Board member Mike Heaberg.

PUBLIC COMMENT: None

PRESENTATIONS:
Ms. Griffith presented an update on the Climate Action Plan noting that the Environmental and Energy Advisory Board (EEAB) is acting as the steering committee, receiving updates and giving feedback every other month. Key discussion included: a shift in emission goals from an 80% reduction in greenhouse gas emissions from 2005 levels by 2050 to a Net Zero emissions goal by 2050; and a comparison between the 2019 and 2024 greenhouse gas inventories that revealed shifts in where emissions come from. A draft plan will be made available for a formal public comment period, which will include a dedicated public meeting scheduled for November 19, 2026.

Mr. Myers introduced the Bike Park eTool which was created to help municipalities navigate planning hurdles in developing bike parks. Following active transportation plan collaborations with local boroughs, CCPC looked deeper into active recreation options that stray away from traditional sports fields, leading to the creation of the eTool. The eTool establishes a bike park as a dedicated facility for bicycles at a specific location and highlights the three main types - pump tracks, jump lines, and skills parks.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR AUGUST 12, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MR FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary noted that monthly development review activity dipped in August, which is a typical summer slowdown rather than a permanent decline. While residential development's overall application numbers for the month dipped slightly, year-to-date averages for specific residential types have grown significantly compared to last year. For non-residential development, commercial and industrial numbers remained relatively flat and stable month-over-month with institutional remaining high compared to last year.

Next, Mr. Creary and Mr. Farkas reported on the following Review of Interest: East Vincent Township CU-07-26-19012 noting that this is a unique conditional use application for a residential split-parcel development that straddles the boundary between suburban and rural resource areas.

A MOTION TO APPROVE THE THIRTEEN (13) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-06-26-18995; CU-07-26-19012; LD-07-26-19009; LD-08-26-19048.

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

A MOTION TO APPROVE THE EIGHTEEN (18) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that CCPC is collaborating with the Conservation District to convert traditional lawns into meadows across six different municipal sites, including a county-owned site at the Pocopson Home. A fall training workshop is scheduled for municipal employees who will be responsible for overseeing and managing these new meadow benefits. CCPC has also been exploring options to bring agricultural production back to the Pocopson property.

Multimodal Transportation Division Update:

Mr. Styche reported that Governor Shapiro announced $38 million in total PennDOT Greenlight Go Signal Awards across 86 municipalities to upgrade existing traffic signals. Six Chester County municipalities secured a combined total of nearly $1.8 million. Most of the Chester County funded intersections sit along the Route 30 corridor.

Next, Mr. Styche announced that the PennDOT Multimodal Transportation Fund (MTF) awarded Avondale Borough roughly $645,000 to reconstruct the 400 block of Pennsylvania Avenue and the Chester County Airport Authority $429,000 for traffic signaling on Lincoln Highway and Walter Johnson Boulevard.

Lastly, Mr. Styche reported on the Chester Valley Trail Expansion (P&T Corridor). The county held its official kickoff meeting for Phase 1 (Whitford Road to Downingtown Trestle) with consultant Bowman Consulting (formerly McMahon & Associates). Formal Requests for Statements of Interest (SOI) are actively out for Phase 2 (Downingtown Trestle renovations).

Design and Technology Division Update:

Mr. Creary announced that Chris Bittle officially retired after a 37-year tenure with the Planning Commission. Mr. Bittle produced massive volumes of high-impact graphic design work for the county including designs for the upcoming Chester County 250 milestone celebration in 2027.

Next, Mr. Creary reported that the GIS team combined historical atlas data with up-to-date aerial photography and integrated Universal Property Identifiers (UPIs) for a Homeville Village historic mapping request. The map layout is being used to coordinate and to submit documentation to the Pennsylvania Historical and Museum Commission (PHMC) for formal review and potential updates to the National Register District.

Community Planning Division Update:

Ms. Speirs (representing the division in place of Ms. Griffin Rivera) summarized the VPP map and noted the following: The division is currently managing 19 individual projects - a mix of CCPC technical assistance and consultant-led tasks plus 2 multi-municipal projects under the Vision Partnership and Community Planning Assistance programs. This is up from 18 projects last month.

Next Ms. Speirs announced that an Ongoing Planning Assistance (OPA) pilot was launched in New Garden Township starting September 1. OPA involves a dedicated county planner embedding themselves directly within a municipality to act as their technical lead across various initiatives.

Ms. Speirs went on to report that the Chester County 250th (CC250) Commission is moving past the Declaration of Independence milestones and pivoting focus toward the upcoming 250th-anniversary events honoring the Revolutionary War's Philadelphia Campaign within Chester County.

Lastly, Ms. Speirs reported on the following events: The CC250 Commission sponsored A Stroll Through History event with a drone show; and the Town Tours & Village Walks (13 Tours for 13 Colonies) expanded its scope to align with the county's Heritage Interpretive Network tourism framework. August tours highlighted exclusive access to Primitive Hall in West Marlborough Township and a tour of Historic Yellow Springs.

Director's Report:

Mr. Edmond reported that CCPC's formal work program planning discussions will begin this month.

Next, Mr. Edmond reported that the Citizen Planner Award program is scheduled for October 15, 2026. Recipients have been finalized and Ms. Stauffer is leading the coordination alongside the Chester County 2020 organization. CCPC's graphics team is finalizing event branding, including posters, digital email materials, handouts, and presentation imagery.

Mr. Edmond went on to give an update on the offsite CCPC Board meeting October 14, 2026. Board members should arrive at the Chester County Airport (CCA) terminal area by 8:15 AM. The bus tour will be from 8:30 AM -11:30 AM, followed by lunch and a brief walking tour of the CCA 11:30am-1:00pm, ending with the official board meeting convening at 1:00 PM.

Next, Mr. Edmond announced the following fall events: Urban Centers Forum, September 23, 2026, at 5:00 PM via Zoom webinar; Transportation Forum, October 27, 2026, at 7:00 PM via Zoom webinar featuring the Bikes (and More!) Plan; and the Climate Action Plan public meeting, November 19, 2026 6:30 PM in-person and via Zoom webinar.

Lastly, Mr. Edmond reiterated the following staff retirements - Wes Bruckno retired after nearly 32 years of county service and Chris Bittle retired after 37 years of county service. The following open CCPC positions will be filled this month: Community and Housing Planner; 247 Planner; and Graphics Specialist II. Offers are underway for two open CCPC positions: Graphics Specialist I and Community Planner II. The CCPC Support Staff VI position is still open.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:35 PM WAS MADE BY MR. FURMAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs