



# Welcome to the Chester County Planning Commission

2024



## *Celebrating Five Years of Landscapes3!*

How We  
**PRESERVE**



How We  
**PROTECT**



How We  
**APPRECIATE**



How We  
**LIVE**



How We  
**PROSPER**



How We  
**CONNECT**





# The Chester County Planning Commission

The Chester County Planning Commission is an award-winning agency and leading advocate for planning. We remain committed to improving the county's quality of place, as described and illustrated in Landscapes<sup>3</sup>, the county's long-range policy plan.

## Purpose

The purpose of the Planning Commission is to provide planning and information services that support smart growth, open space preservation, natural resource protection, historic preservation, livable communities, economic development, and efficient infrastructure.

## Planning Commission Members

A nine-member commission appointed by the Chester County Board of Commissioners sets policy for our programs and services. The commission is composed of volunteer residents from all walks of life, including municipal officials, engineers, business people, and open space advocates.

## Planning Staff

The staff consists of professionally trained planners and technicians who perform the duties of the commission. The staff has the expertise to assist you in addressing the most complex planning issues facing your community. We use the latest technology and research to address contemporary planning issues.

# Basic Planning Questions

We will make every effort to answer your question or direct you to the right source.

## Give us a Call

Have a general planning question? Our information specialists can assist you with a variety of inquiries.

**PHONE:** 610.344.6285

**E-MAIL:** [ccplanning@chesco.org](mailto:ccplanning@chesco.org)

## Visit us Online

Find useful and up-to-date information on our website:

- Demographic & census data
- Mapping
- Aerial photography
- Planning publications

**WEBSITE:** [www.ChescoPlanning.org](http://www.ChescoPlanning.org)

## Subscribe to our eNewsletter Service

Stay up-to-date with planning issues by subscribing to our eNewsletter, which highlights best practices and funding opportunities in Chester County.

**SIGN UP:** [www.ChescoPlanning.org/contactus.cfm](http://www.ChescoPlanning.org/contactus.cfm)

## Landscapes3

View the county's long-range plan for balancing preservation and growth.

**POLICY PLAN:** [www.chescoplanning.org/Landscapes3](http://www.chescoplanning.org/Landscapes3)





## Landscapes Map

We provide support for smart growth planning and effective development reviews.

### Vision Partnership Program (VPP)

This grant program provides both technical and financial assistance to municipalities in the preparation of comprehensive plans, ordinance updates, official maps, and special planning projects. Under the program, you can either choose the Planning Commission and its professional planners to perform these services or retain a private consultant.

If your municipality is considering a comprehensive plan update, we are happy to meet and provide information to facilitate the update process.

We offer technical assistance free of charge for planning guidance, reviews, and other limited efforts. More substantial assistance, such as drafting ordinance amendments, is available for a reduced fee and based on staff availability.

**CONTACT:** Carol Stauffer ▪ [cstauffer@chesco.org](mailto:cstauffer@chesco.org)

### Site Plan and Ordinance Review

All proposed comprehensive plans, zoning ordinances, subdivision ordinances, subdivisions, and land developments are reviewed by the Planning Commission for planning consistency.

We also offer an optional sketch plan review service that is free of charge and bring the municipality and developer together to create a better development.

**CONTACT:** Paul Fritz ▪ [pfritz@chesco.org](mailto:pfritz@chesco.org)

## Vision Partnership Program—PRESERVE Projects

This program can be used for:

- Preparing open space, park, and recreation plans
- Amending zoning ordinances to incorporate effective agricultural zoning, transfer of development rights, or cluster zoning

## Open Space Information and Guidance

The Planning Commission tracks open space preservation accomplishments, preservation tools, and open space initiatives, coordinating with many different partners. We also offer free guidance on open space tools and ordinances.

**CONTACT:** Rachael Griffith ▪ [rgriffith@chesco.org](mailto:rgriffith@chesco.org)

## Department of Parks & Preservation

We often collaborate with the county Department of Parks & Preservation, which uses funds allocated by the county commissioners to help keep farmers on the land, provide safe and accessible places for families to play, and protect the county's woods and wildlife.

**INFORMATION:** [www.chesco.org/openspace](http://www.chesco.org/openspace)

# PRESERVE

We advocate for open space preservation and stewardship.



# PROTECT

We promote protection of critical natural resources, including streams, wetlands, woodlands, steep slopes, and unique plants and animals.



## Vision Partnership Program—PROTECT Projects

This program can be used for:

- Preparing resource protection plans
- Conducting environmental and sustainability studies
- Amending zoning and subdivision ordinances that regulate floodplains, riparian corridors, wetlands, steep slopes, woodlands, and other natural areas

## Natural Resource Coordination

The Planning Commission tracks municipal achievements for natural resource protection and provides information on natural resource initiatives. We also offer free guidance on natural resource protection tools and ordinances.

**CONTACT:** Rachael Griffith ▪ [rgriffith@chesco.org](mailto:rgriffith@chesco.org)

## Sustainability Coordination and Information

The Planning Commission coordinates sustainability initiatives, and develops clean energy, climate action, and environmental tools and information.

**CONTACT:** Rachael Griffith ▪ [rgriffith@chesco.org](mailto:rgriffith@chesco.org)

## Water Resources Authority

We often collaborate with the county Water Resources Authority, which provides flood protection, reservoir water supply, and water science information and planning to sustain the natural quality, quantity, and biodiversity of Chester County water resources.

**INFORMATION:** [www.chesco.org/water](http://www.chesco.org/water)

## Vision Partnership Program—APPRECIATE Projects

This program can be used for:

- Heritage interpretation plans
- Historic resource surveys
- Historic preservation ordinances that protect historic resources and foster sensitive development

## Town Tours & Village Walks

Each year, the Planning Commission facilitates a series of public walking tours that reflect our historic resources and cultural landscape. These fun and informative tours rotate locations and topics, highlighting the rich story of Chester County.

## Historic Resource Assistance

The county's Heritage Preservation Coordinator is available free of charge to the public and municipalities for guidance on the varying levels of historic resource designation, status of resource designation, and other limited efforts.

## Agency Coordination

Planning Commission staff coordinates with many different historic preservation partners, working with local historic commissions, state and federal agencies, local municipalities, county departments, and many other partners.

**CONTACT:** David Blackburn ▪ [dblackburn@chesco.org](mailto:dblackburn@chesco.org)



# APPRECIATE

We support the identification, preservation, and interpretation of our historic structures and landscapes.



## Vision Partnership Program—LIVE Projects

This program can be used for:

- Housing plans
- Community design guides
- Official maps
- Zoning amendments for improved housing choices

## Housing Coordination and Information

The Planning Commission coordinates affordably-priced housing initiatives; tracks housing proposals, construction, and values; and develops housing tools and case studies that can be found on our website.

**CONTACT:** Chris Patriarca ▪ [cpatriarca@chesco.org](mailto:cpatriarca@chesco.org)

## Department of Community Development

We often collaborate with the county Department of Community Development, which provides support and funding for affordable housing developments in the county.

**INFORMATION:** [www.chesco.org/ccdcd](http://www.chesco.org/ccdcd)

# LIVE

We work with municipalities and partners to nurture varied and affordably-priced housing, safe and healthy communities, accessible recreation options, and convenient facilities.





# PROSPER

We encourage effective redevelopment, revitalization, and economic development.

## Vision Partnership Program—PROSPER Projects

This program can be used for:

- Urban center revitalization plans
- Economic development studies
- Zoning changes for brownfields, office parks, greyfields, and transit oriented development

## Urban Centers Planning

The county's Urban Planner assists our urban centers with their planning needs. Map development, grant writing, data and information sharing, and other limited efforts are available free of charge. More substantial assistance, such as drafting ordinance amendments or preparing urban center revitalization plans, are available for a reduced fee.

**CONTACT:** Kevin Myers ▪ [kmyers@chesco.org](mailto:kmyers@chesco.org)

## Economic Coordination and Information

The Planning Commission provides planning information, such as our Commercial Landscapes series, analyzes economic data, and coordinates with economic development partners.

**CONTACT:** Libby Horwitz ▪ [ehorwitz@chesco.org](mailto:ehorwitz@chesco.org)

# CONNECT

We collaborate with many partners to improve our transportation and utility infrastructure.



## **Vision Partnership Program—CONNECT Projects**

This program can be used for:

- Transportation corridor plans
- Streetscape master plans
- Multimodal studies
- Trail feasibility studies
- Zoning or subdivision ordinance amendments

## **Transportation Projects**

Our staff can work on all phases of advancing a highway, pedestrian, bicycle, or transit project, ranging from issue identification and project scoping through funding opportunities.

**CONTACT:** Brian Styche ▪ [bstyche@chesco.org](mailto:bstyche@chesco.org)

## **Trails**

The Planning Commission helps the county and local municipalities plan their trail systems.

**CONTACT:** Brian Styche ▪ [bstyche@chesco.org](mailto:bstyche@chesco.org)

## **Pipeline Information Center**

The Pipeline Information Center provides a central location for information on pipeline safety, the pipeline review process, and pipeline project activity within Chester County and the surrounding region.

**CONTACT:** Carrie Conwell ▪ [ccpipelines@chesco.org](mailto:ccpipelines@chesco.org)

## **Sewage Facilities Planning**

The Planning Commission provides reviews of all proposed sewer service area expansions to help ensure consistency with the municipality's plan and Landscapes3.

**CONTACT:** Carrie Conwell ▪ [cconwell@chesco.org](mailto:cconwell@chesco.org)

## Online Resources

The Planning Commission offers a series of free training materials to orient new planning commission members to their role. We also have an interactive toolbox on our website covering a wide range of planning topics.

**INFORMATION:** [www.chescoplanning.org/MuniCorner.cfm](http://www.chescoplanning.org/MuniCorner.cfm)

## Master Planner Series

The county, in partnership with West Chester University and Chester County 20/20, offers a series of three-night courses in planning. These include an introduction to planning, zoning, and subdivision and land development review. Upon completing the three courses, participants receive a certificate in recognition of becoming a Master Planner.

**INFORMATION:** [www.cc2020.org](http://www.cc2020.org)

## Learn More

<b>Agriculture</b>	Wes Bruckno	wbruckno@chesco.org	<a href="http://www.chescoplanning.org/Agriculture/Agriculture.cfm">www.chescoplanning.org/Agriculture/Agriculture.cfm</a>
<b>Data and Demographics</b>	Jake Michael	jmichael@chesco.org	<a href="http://www.chescoplanning.org/Demographics/PopDemo.cfm">www.chescoplanning.org/Demographics/PopDemo.cfm</a>
<b>Environment &amp; Open Space</b>	Rachael Griffith	rgriffith@chesco.org	<a href="http://www.chescoplanning.org/OpenSpace/OpenSpace.cfm">www.chescoplanning.org/OpenSpace/OpenSpace.cfm</a>
<b>Historic Preservation</b>	David Blackburn	dblackburn@chesco.org	<a href="http://www.chescoplanning.org/HisResources/HisResources.cfm">www.chescoplanning.org/HisResources/HisResources.cfm</a>
<b>Housing</b>	Chris Patriarca	cpatriarca@chesco.org	<a href="http://www.chescoplanning.org/housing/housing.cfm">www.chescoplanning.org/housing/housing.cfm</a>
<b>Pipeline Information Center</b>	Carolyn Conwell	cconwell@chesco.org	<a href="http://www.chescoplanning.org/pic/introduction.cfm">www.chescoplanning.org/pic/introduction.cfm</a>
<b>Plan Reviews</b>	Paul Fritz	pfritz@chesco.org	<a href="http://www.chescoplanning.org/PlanReview/PlanReview.cfm">www.chescoplanning.org/PlanReview/PlanReview.cfm</a>
<b>Transportation</b>	Brian Styche	bstyche@chesco.org	<a href="http://www.chescoplanning.org/transportation/transportation.cfm">www.chescoplanning.org/transportation/transportation.cfm</a>
<b>Urban Center Planning</b>	Kevin Myers	kmyers@chesco.org	<a href="http://www.chescoplanning.org/MuniCorner/UrbanPlanning.cfm">www.chescoplanning.org/MuniCorner/UrbanPlanning.cfm</a>
<b>Vision Partnership Program</b>	Carol Stauffer	cstauffer@chesco.org	<a href="http://www.chescoplanning.org/municorner/vpp.cfm">www.chescoplanning.org/municorner/vpp.cfm</a>

**PHONE:** 610.344.6285

# Contact Information



## **Chester County Planning Commission Members**

Michael C. Heaberg ■ Nathan M. Cline, P.E. ■ Roberta Cosentino  
Stephanie Duncan ■ Dr. Douglas Fasick ■ Frank Furman  
Matthew Hammond, P.E. ■ Molly Morrison ■ Andrew Wright

## **Planning Management Team**

Brian N. O'Leary, AICP, *Executive Director*  
Carol J. Stauffer, AICP, *Assistant Director*  
Beth A. Cunliffe, *Office & Communications Manager*  
W. Paul Fritz, RLA, AICP, *Design & Technology Director*  
Rachael Griffith, RLA, AICP, *Sustainability Director*  
Brian Styche, RLA, AICP, *Multimodal Transportation Planning Director*

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## **Email**

ccplanning@chesco.org  
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## **Websites**

www.ChescoPlanning.org  
www.ChescoRideGuide.org  
www.ChescoFarming.org

## **Facebook**

[www.facebook.com/ccplanning](http://www.facebook.com/ccplanning)

## **X**

[www.twitter.com/chescoplanning](http://www.twitter.com/chescoplanning)

## **LinkedIn**

[www.linkedin.com/company/chester-county-planning-commission](http://www.linkedin.com/company/chester-county-planning-commission)

## **Flickr**

[www.flickr.com/ccpcphotography](http://www.flickr.com/ccpcphotography)

## **Instagram**

[www.instagram.com/chescoplanning](http://www.instagram.com/chescoplanning)

## **YouTube**

[www.youtube.com/user/chescoplanning](http://www.youtube.com/user/chescoplanning)



## **Chester County Board of Commissioners**

Josh Maxwell ■ Marian Moskowitz ■ Eric Roe