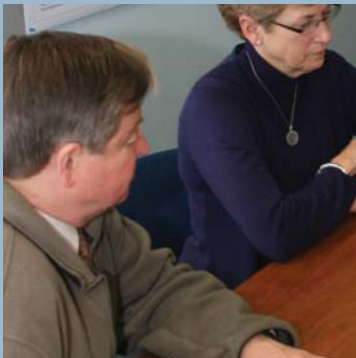


Chester County Planning Commission Annual Report

2014



Our Mission

The Mission of the Chester County Planning Commission is to provide future growth and preservation plans to citizens, so they can enjoy a Chester County that is historic, green, mobile, and prosperous.

Our Strategy

The Planning Commission has evolved into a modern, professionally staffed, planning organization that utilizes specialized knowledge and training, along with the latest techniques and technology, to plan for the future of Chester County. The Planning Commission and its staff work in partnership with federal, state, and regional agencies and municipal governments to fulfill a mission that is devoted to preserving and improving the quality of life for all Chester County residents.



Board of County Commissioners

Terence Farrell

Kathi Cozzone

Michelle Kichline



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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leadership

Chairman's message — year in review



The Chester County Planning Commission is pleased to submit this annual report for the calendar year 2014. This past year's work at the Planning

Commission continues to reflect its mission—to provide future growth and preservation plans to citizens, so that they can enjoy a Chester County that is historic, green, mobile and, prosperous. It was a busy 2014 for the Planning Commission!

A core function of the Chester County Planning Commission is the review of all proposed subdivision and land development applications before they are approved by the local municipality. While the number of submissions for subdivision and land development reviews (230) were comparable to previous years, the number of lots/units reviewed this year increased by 29%.

On July 8th, after nearly a year in the making, the County Commissioners adopted the Chester County Public Transportation Plan. This plan is a bold and ambitious roadmap for public transportation that will redefine the commuter preferences, facilities, and experiences for Chester County residents and workers over the next 25 years. Numerous transit agencies, transit providers, public officials, and Planning Commission staff/members worked together to create a plan which will help facilitate public transportation throughout the County and beyond.

As part of the Planning Commission's monthly Board meetings, a joint meeting between the Montgomery County Planning Commission and the Chester County Planning Commission was held in July. It was the first joint meeting held between the two planning agencies in over a decade. The joint meeting was very informative, as both Counties experience similar issues in terms of transportation, development, planning, etc. Both Commissions are working together to schedule a future joint meeting that we hope will occur on a regular basis for years to come.

The Planning Commission created the Chester County Pipeline Information Center (PIC) website. The PIC was created to provide residents with a central location where they can find information on all aspects of pipeline issues including pipeline safety, the pipeline review process, and the latest information on pipeline project activity within

Chester County and the surrounding region. This website is the first of its kind in the Country and is just another reason Chester County is one of the top 5 Counties in the Country to live.

In order to accommodate the creation of the Pipeline Information Center, the Planning Commission staff was reorganization into four divisions, Transportation Services, Technical Services, Planning Services, and our newest division, Infrastructure and Plan Review. The reorganization, and creation of this new division, will help to facilitate the future workload of the Planning Commission Staff.

The Vision Partnership Program was, again, fully funded in 2014. Several municipal projects were assisted through two grant rounds. These projects include subdivision and land development ordinance updates, zoning ordinance updates, comprehensive plan updates, a multi-modal transportation corridor study, and an open space, recreation, and environmental resources plan update.

The Technical Services division is always looking to improve the technical content of the Planning Commission for the residents of Chester County. With that, significant refinements and enhancements were made to the Planning Commission's website. Go to www.landscapes2.org to find expanded, new and improved sections and explore what the County Planning Commission has to offer.

The Planning Commission, in coordination with the Chester County Department of Community Development (DCD), has begun a new initiative for Chester County's boroughs and the City of Coatesville called the Urban Centers Improvement Inventory (UCII). The inventory was created to assist in the implementation of capital improvement and planning projects. The inventory allows the county, as well as the urban centers, to track the status of projects over time and assists in creating a more efficient and less rigorous update process. It also assists in the grant application process, as all information pertaining to each project is readily available for the urban center to add into a grant application.

Matthew Hammond, Chairman
Chester County
Planning Commission



What is the Chester County Planning Commission?

The Chester County Planning Commission is a nine-member advisory board appointed by the Board of County Commissioners. The members represent diverse backgrounds, volunteering to serve four-year terms. The officers are elected annually. All are dedicated to promoting coordinated growth and preservation planning for all of Chester County.



Matthew Hammond, P.E.
Chairman

Resident:
West Bradford Township

Occupation:
Executive Vice President, Traffic Planning and Design, Inc.

Affiliations:
Chairman, Institute of Transportation Engineers Parking Council; Past member, West Bradford Township Planning Commission; Past Chairman, The Pledging Tree Foundation; Member, Institute of Transportation Engineers; Member, International Council of Shopping Centers; Past President, American Society of Highway Engineers–East Penn Section.

Appointed:
June 2010



Dr. Douglas Fasick
Vice Chairman

Resident:
East Nottingham Township

Occupation:
Chiropractor

Affiliations:
Board, Oxford Area Chamber of Commerce; President, Delaware Chiropractic Services Network; Member, Pennsylvania Chiropractic Association; Member, Delaware Chiropractic Society; Member, Oxford Athletic Association; Chiropractor Medical Director, Coventry HealthCare of DE, Inc.; Peer Review Consultant, Alternative Medicine Integration.

Appointed:
June 2010



Judy L. DiFilippo
Immediate Past Chairman

Resident:
Tredyffrin Township

Occupation:
Public Official

Affiliations:
Former member, Tredyffrin Township Board of Supervisors; Past President, Chester County Association of Township Officials; Member, Paoli Intermodal Transit Center Study Committee; Member, Chester County 2020 Board; Treasurer, Tredyffrin Historic Preservation Trust; Chair, Main Line Night School Board of Directors.

Appointed:
June 2002



Nancy Mohr

Resident:
East Marlborough Township

Occupation:
Writer

Affiliations:
Chester County 2020, emeritus, Community Conversations; Keep Farming First, Master Planner Program; Former Brandywine Conservancy's Headwaters Area Conservation Program.

Appointed:
June 1998



Kevin C. Kerr

Resident:
Upper Uwchlan Township

Occupation:
Private Investor/Public Official

Affiliations:
Vice Chairman, Upper Uwchlan Township Board of Supervisors; First Vice President, Chester County Association of Township Officials.

Appointed:
January 2013



E. Martin Shane

Resident:
East Goshen Township

Occupation:
Retired, PECO Energy Company

Affiliations:
Chair, East Goshen Township Board of Supervisors; Board Member, Chester County Association of Township Officials, 2007-2015; Member, Selective Service System Local Board, 2007-present.

Appointed:
June 2011



Daniel DiMucci, RLA, ASLA

Resident:
West Goshen Township

Occupation:
Senior Vice President, Pennoni Associates, Inc.

Affiliations:
Member of the American Society of Landscape Architects; The American Planning Association; The Penjerdel Council; The Central Philadelphia Development Committee; The Pennsylvania State Board of Landscape Architects; Member, Board of Directors of the Arts and Architecture Society at the Pennsylvania State University, for Holy Family Home, and for the Charter High School of Architecture and Design.

Appointed:
June 2011



Joseph J. Tarantino

Resident:
Tredyffrin Township

Occupation:
President, Continental Realty Co., Inc.

Affiliations:
Member, PA State Real Estate Commission; Vice Chairman, National Italian American Political Action Committee; Consultant, PA Turnpike Commission; Consultant, Montgomery County Board of Commissioners; Former Chairman, Bridgeport Revitalization Committee; Member, PA Association of Realtors; Member, National Association of Realtors; Member, Urban Land Institute.

Appointed:
June 2005



John C. Washington, III

Resident:
South Coatesville Borough

Occupation:
Instructor for Overhead and Remote Crane Safety, Ladle Crane Operator, ArcelorMittal

Affiliations:
Past President, South Coatesville Borough Council; Member, South Coatesville Borough Council, 1980-2013; Past President of the Association of Boroughs; Democratic Party of South Coatesville; Chairman, Borough of South Coatesville Economic Development Committee; Vice-President, Western Chester County Regional VCC Appeals Board.

Appointed:
January 2002

delivering quality services

Reorganizing the office

The Mission of the Planning Commission is to provide future growth and preservation plans to citizens, so they can enjoy a Chester County that is historic, green, mobile and prosperous.

The Planning Commission strives to improve the delivery of its services. Several demands surfaced during 2014 that warranted revisiting our organizational structure to maintain efficient and contemporary services:

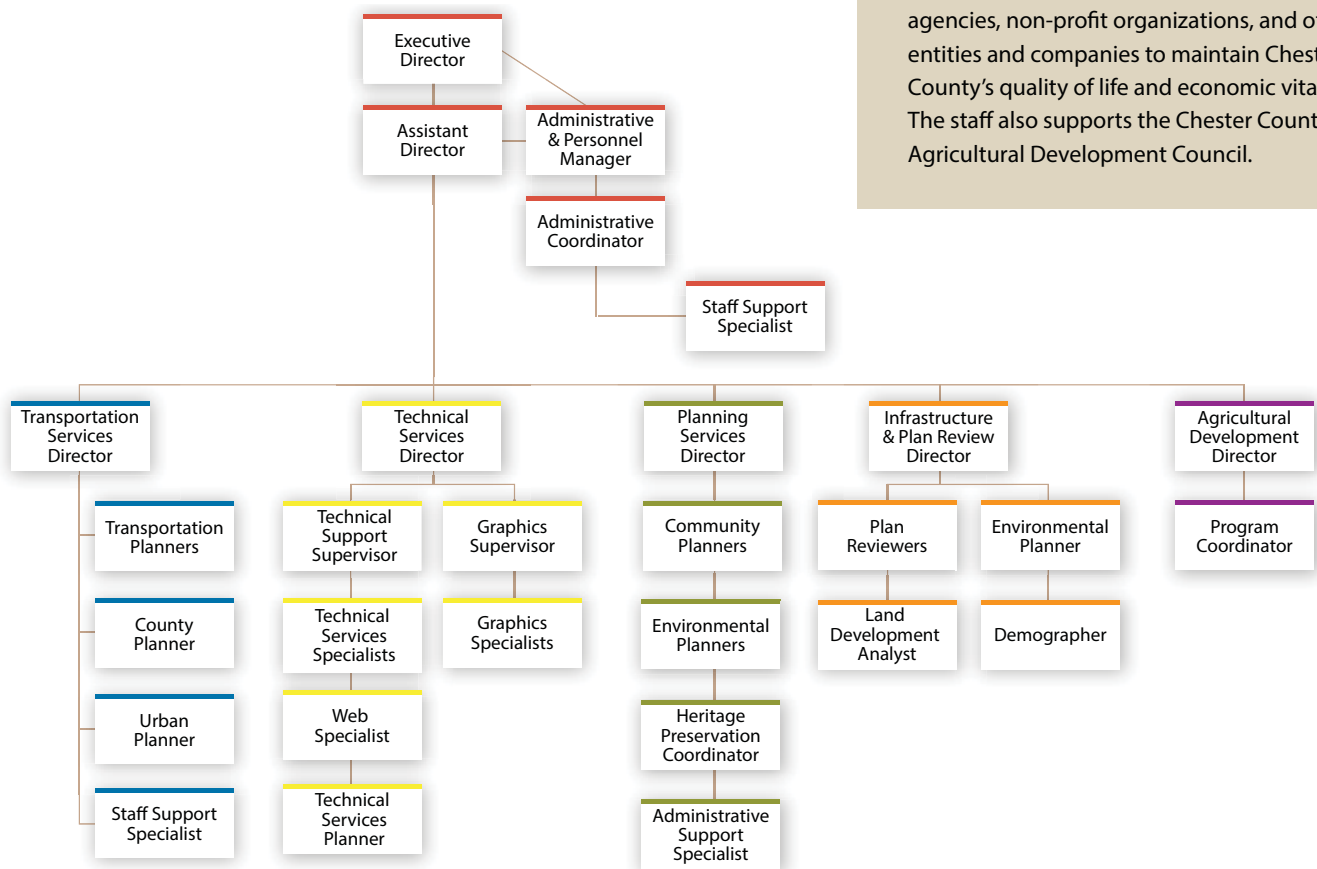
- The Board of County Commissioners identified pipeline safety and the early communication of pipeline projects as a planning priority.
- A municipal survey performed by the Planning Commission indicated a need to improve subdivision and land development plan reviews.
- The public seeks information provided by the Planning Commission through a variety of electronic means.

In response to these demands, the Planning Commission staff was reorganized to more effectively deliver the services of the Planning Commission. By the end of the year, the Planning Commission staff had been reorganized into four divisions (see organization chart). These included **Transportation, Planning Services** and **Technical Services**, as well as a new division entitled **Infrastructure & Plan Review**. The Planning Commission also houses staff to the Agricultural Development Council, which serves Chester County by promoting the retention and growth of agriculture through awareness and outreach.



staff

The staff of the Chester County Planning Commission are employees of Chester County who are assigned to provide all professional and support services to the Planning Commission and its programs. The staff works in partnership with municipal governments, neighboring counties, state and federal agencies, non-profit organizations, and other entities and companies to maintain Chester County's quality of life and economic vitality. The staff also supports the Chester County Agricultural Development Council.



■ Administration Services

- Ronald T. Bailey, AICP
Executive Director
- David D. Ward, AICP
Assistant Director
- Beth A. Cunliffe
Administrative & Personnel Manager
- Karen Peed, *Administrative Coordinator ***
- Marie Celii, *Information Specialist*
- Suzanne Wozniak, *Administrative Coordinator*

■ Transportation and Information Services

- Randy Waltermeyer, AICP,
Transportation Services Director
- William Deguffroy, *Transportation Planner*
- Justin Smiley, AICP, *Urban Planner*
- Brian Styche, RLA, *Transportation Planner*
- Robert Walker, *County Planner ***
- Patti Strauber, *Administrative Support*

■ Technical Services

- Thomas P. West
Technical Services Director
- Catherine Sbarbaro, *Technical Support Supervisor*
- Gene Huller, *Technical Services Specialist*
- Steven Cummings, *Technical Services Specialist*
- Tyler Semder, *Technical Services Planner **
- Carolyn Oakley, *Web Specialist*
- Diana Zak, *Graphics Supervisor*
- Christopher Bittle, *Graphics Specialist*
- Polly Chalfant, *Graphics Specialist*
- Elizabeth Kolb, *Graphics Specialist*
- Madeline Schueren, *GIS Planner*

■ Agricultural Development

- Hillary Krummrich, Esq.
Agricultural Development Director
- Ann Lane, *Program Coordinator*

■ Infrastructure & Plan Review

- Carol J. Stauffer, AICP
Infrastructure & Plan Review Director
- Glenn Bentley, *Plan Reviewer*
- Wes Bruckno, AICP, *Plan Reviewer*
- Paul Farkas, *Plan Reviewer*
- Jenn Kolvereid, *Land Development Analyst*
- Carolyn Conwell,
Environmental/Open Space Planner
- Jake Michael, *Demographer*

■ Planning Services

- Susan Elks, AICP
Planning Services Director
- Mark Gallant, *Community Planner*
- Jamie Larzelere, *Community Planner*
- Karen Marshall, *Heritage Preservation Coordinator*
- Kathy McCarthy, *Community Planner **
- Kevin Myers, *Community Planner*
- Sean O'Neill, AICP, *Community Planner*
- Jeannine Speirs, *Community Planner*
- Yvonne Guthrie, *Administrative Support*

* Resigned
** Retired

landscapes2

Landscapes2 Plan Activity

Provide outreach and implementation of the County's policy plan, Landscapes2 to the Board of Commissioners and their constituents so they can adopt and use a relevant set of policies for balancing growth and preservation.



Delivering Quality Services

Plan reviews

All plan reviews conducted by the Planning Commission under federal and state mandates and regulations are now completed by the Infrastructure and Plan Review Division. An important purpose of these reviews is to determine consistency with Landscapes2 and, where appropriate, provide guidance to improve consistency between local and county planning policies. These reviews include:

- Planning Reviews completed under the Pennsylvania Municipalities Planning Code (Act 247) primarily consisting of subdivisions, land developments, land use ordinances, and comprehensive plans.
- Sewage Facilities Reviews completed under the Pennsylvania Sewage Facilities Act (Act 537) for major and minor Sewage Facilities Plan amendments and updates.
- Facilities and Infrastructure Consistency Letters completed under the Act 67/68 amendments to Act 247. These submissions primarily consist of earthmoving activities that require a National Pollutant Discharge Elimination System permit.
- Agricultural Security Area reviews for seven year reviews of municipal ASAs (Act 43) and additions to existing ASAs.
- Pipeline Related Reviews as needed, primarily when a pipeline project falls under the Federal Energy Regulatory Commission review and public input process.

Planning data and information

The Planning Commission offers a variety of data and information related to planning in Chester County:

- Collection and analysis of U.S. Census and American Community Survey information;
- Updates to the County Community Profiles for housing, economic data, and community facilities presented on the Planning Commission website;
- Annual Inventory of the protected open space acreage in the county;
- Responses to data requests from staff members, county and state agencies, and the public;
- Annual updates to the Landscapes2 Index information which measures the progress in achieving the goals of Landscapes2 and the Commissioners' Strategic Plan.



Chester County Board of County Commissioners: Terence Farrell, Kathi Cozzone, and Michelle Kichline

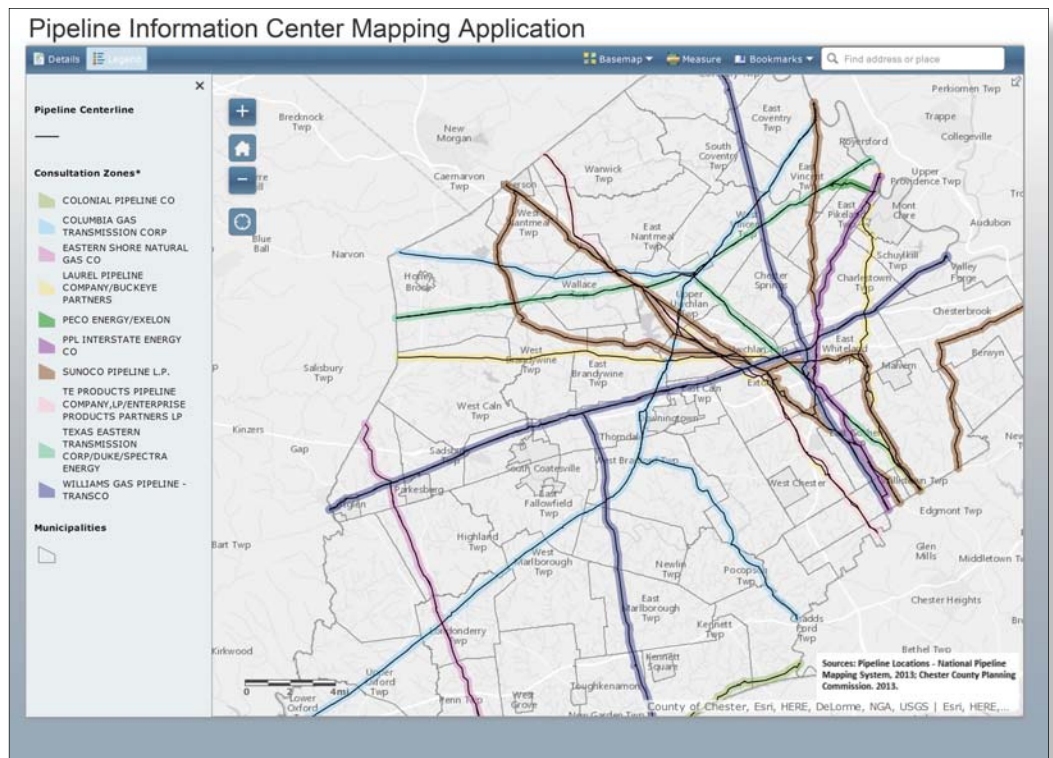
Promoting pipeline safety Pipeline Information Center

Pipelines have been a part of Chester County's infrastructure for many years with some pipelines dating back to the 1930s. Currently, there are approximately 600 miles of gas pipelines crisscrossing the county's 760 square miles. Much of the pipeline infrastructure was installed when the county was largely rural causing limited conflicts with existing land uses. Following the development of new drilling methods, referred to as fracking, shale gas extraction in the Marcellus shale areas of Pennsylvania was able to operate at a large scale. Consequently,

proposals for new pipelines and the expansion of or repurposing of existing pipelines to transport the shale gas has become an issue of concern within the Chester County. As energy companies sought to transport higher volumes of their products to new refinery facilities in Marcus Hook and other destinations along the Delaware River, the demand for expanding the pipeline infrastructure in the county and region continued to increase in 2014.

At the direction of the **Board of County Commissioners**, the Planning Commission unveiled the Pipeline Information Center website (www.chesco.org/planning/pipelines) in late 2013. Throughout 2014, the website was expanded and improved upon to provide a wide range of information on projects and operators, regulatory agencies, the regulatory process, safety issues, and pipeline locations. Information, maps, and announcements about active pipeline projects are posted to the website on a regular basis.

A pipeline point of contact position within the county was also created to facilitate communication between residents, municipalities, and pipeline operators. The point of contact provides a central location where municipalities, residents, operators, and other stakeholders can go with questions relating to pipelines. The POC can be contacted at ccpipelines@chesco.org or 610-344-6285.



A popular feature of the PIC is an interactive map which allows the user to enter their address and determine where their property is located relative to existing pipelines.

community

Community Planning Services Activity

Provide professional planning services to municipalities, governmental and non-profit agencies, permit applicants, and the public so they can: implement sound local planning consistent with Landscapes2; meet the requirements of the Municipalities Planning Code; have the information needed to protect, improve, and maintain open space and environmental resources; and continue to maintain the exceptional quality of life and healthy economy valued by Chester County residents and businesses.



Building partnerships with our municipalities

Planning our communities is primarily the responsibility of local municipalities. Partnering with local municipalities is important to manage growth in a logical and sustainable manner. To build these partnerships, the Planning Commission provides professional planning assistance to municipalities in two primary areas:

- **Community planning assistance** provides planning consulting and technical assistance services directly to municipalities, regional groups, governmental and non-profit agencies, and the public to assist them in the implementation of sound planning that is consistent with Landscapes2 and with the Municipalities Planning Code. In addition to the 73 municipalities, a total of 82 non-municipal groups or agencies were assisted in 2014.
- **Environmental planning** provides open space protection, environmental infrastructure, and natural resources consultation services to individuals, permit applicants, and governmental and non-governmental agencies so they have the information needed to protect, improve, and maintain environmental resources and locate sewer and water infrastructure appropriately.

Administering the Vision Partnership Program (VPP)

The Planning Commission implements the principles of Landscapes2 through the provision of assistance to municipalities in refining their local planning programs. This assistance is primarily accomplished through Vision Partnership Program (VPP) grants and community planning staff that directly assists municipalities on planning projects. The VPP grant program strives to develop planning partnerships between local governments and the County to implement sound growth management and coordinated planning programs.

Through the Vision Partnership Program, municipalities receive professional planning services and financial assistance to help update their planning programs for consistency with Landscapes2 as well as to achieve municipal planning goals. Municipalities may use VPP reimbursement cash grants to retain the services of a professional planning consultant. In-kind grants may be used to retain Planning Commission staff for professional planning assistance.

Implementing Landscapes2 — active municipal projects

A total of 46 Vision Partnership Program (VPP) grants were active in 2014. A complete listing of municipalities actively planning in 2014 with the use of VPP grants is shown below.

Vision Partnership Program (VPP) active grant projects in 2014					
Municipality	Comprehensive plan	Zoning ordinance	Subdivision ordinance	Official Map	Special Study
Atglen Borough		●			
Charlestown Township					■
East Fallowfield Township	■				
East Goshen Township	■				
East Pikeland Township		■	■		
Elverson Borough	●				
Honey Brook Borough	■				
Honey Brook Township	■				
Kennett Township	●				
Penn Township					■
Pennsbury Township				■	
Pocopson Township	●				
Schuylkill Township					■
South Coventry Township	●				
Valley Township		■			
Wallace Township	■				
Warwick Township	■				
West Chester Borough	■				
West Grove Borough		●			
West Vincent Township					■
West Whiteland					■

■ Cash grant award
● In-kind grant

Providing Grants to Municipalities

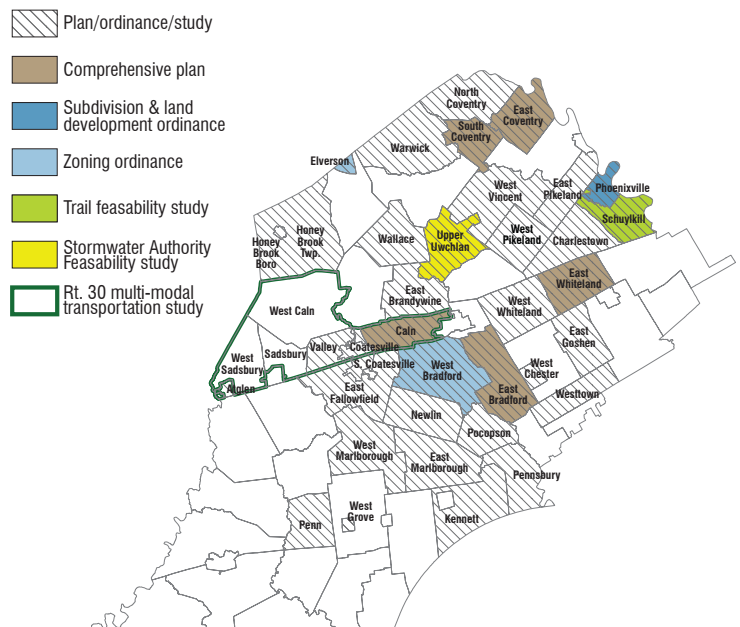
In 2014, nine reimbursable cash grants were awarded during two rounds of the grant program. The applications received were scored on the basis of eight criteria addressed in the grant manual, including: alignment with Landscapes2 policies and the county strategic plan goals, urgency of project in achieving local planning goals, creativity and innovation, implementation of previously funded planning projects, completeness and quality of the application submission, and the cost effectiveness of the

project or financial need of the municipality. Among the projects awarded in 2014 are a stormwater authority feasibility study that is certain to be watched closely by other municipalities and a multi-modal transportation study along the Route 30 corridor in western Chester County. Two in-kind grants were awarded in 2014, for a comprehensive plan in South Coventry Township and land use ordinance updates in Elverson Borough. The Elverson project will update the zoning ordinance and then the subdivision and land development ordinance, implementing the recommendations of the recently adopted comprehensive plan. Nearly \$235,000 in planning grants was awarded in 2014, leveraging \$267,500 of matching dollars.

VPP grants awarded in 2014

Municipality	Project	Award
Schuylkill Township	Freedom Trail Feasibility Study	\$30,000
South Coventry Township*	Comprehensive Plan	\$30,800
Caln Township	Comprehensive Plan	\$35,000
East Bradford Township	Comprehensive Plan	\$35,000
East Coventry Township	Trails, Greenways, and Recreation Plan	\$20,000
East Whiteland Township	Comprehensive Plan	\$50,000
Elverson Borough*	Land Use Ordinances	\$46,340
Phoenixville Borough	Subdivision and Land Development Ordinance	\$19,500
Upper Uwchlan Township	Stormwater Authority Feasibility Study	\$14,100
West Bradford Township	Natural Resource Protection Standards	\$10,500
Western Chester County Region	Route 30 Multi-Modal Transportation Study	\$20,000

*In-kind project



Recognizing Municipal Planning Successes

Funding through the Vision Partnership Program and the activities of the community planners within the Planning Services Division supports municipal planning projects that champion the principles of Landscapes2 and implement local planning goals. Highlights of projects adopted or in progress in 2014 and their relationship to the landscapes of Chester County are included below.

Urban landscape planning and revitalization

The urban landscape represents diverse areas of economic activity, institutional and community uses, residential neighborhoods, and historic resources. Urban centers are vital to maintaining the character of Chester County and providing a focus for future growth opportunities. The projects below are two examples of the multiple VPP projects that focused on preserving and revitalizing the urban landscape (see also Revitalizing Our Urban Centers).



Elverson comprehensive plan

Elverson adopted an updated comprehensive plan with the assistance of the Planning Commission. Implementation focused on two key areas: a regulatory update and developing the Borough into a heritage and recreation destination. In 2015 the Borough will perform updates to both the zoning and subdivision and land development ordinances, with Planning Commission assistance.

Atglen borough zoning ordinance

Atglen Borough adopted their new zoning ordinance, for which the Planning Commission served as the consultant. The new plan supports the revitalization policies of the borough, and specifically addresses the Atglen train station and potential development in its vicinity with a transit oriented development.

Suburban landscape planning

The suburban landscape is dominated by the built environment and is largely served by public water and sewer systems and an auto-dominated transportation network. It is typically characterized by residential subdivisions and the largest employment centers in the county. The suburban landscape is a component of the growth area as designated in Landscapes2. The following projects contain significant areas of the suburban landscapes, and are examples of the types of projects VPP advanced in the suburban landscape in 2014.



West Whiteland Township Lincoln Highway and Whitford Road corridor plan

In 2014 West Whiteland Township neared completion of this plan, which focused on key corridors with respect to both land use and transportation. The plan carries forward the recommendations of the 2013 Central Chester County Bicycle and Pedestrian Circulation Plan.

East Pikeland Township route 23 and route 724 ordinance amendments

Following closely behind an amendment to their comprehensive plan that had addressed open space and economic development, East Pikeland advanced amendments to both their zoning and subdivision and land developments ordinances. The revisions follow the policies established in the newly revised comprehensive plan, specifically addressing growth patterns, design and revitalization standards, and multi-modal accessibility for their commercial and mixed use districts.

Rural resource area planning and protection

The rural resource area, consisting of the rural and agricultural landscapes, contains important agricultural, environmental, and scenic resources that contribute to the traditional rural character of Chester County. These areas are appropriate for conservation and preservation activities and serve as a target for the county's agricultural and municipal open space preservation programs. The projects described below are two examples of VPP projects that contain significant areas of rural and agricultural landscapes.



Pocopson Township comprehensive plan

The Planning Commission assisted Pocopson in adopting an updated comprehensive plan in 2014. Many of the implementation strategies for the Township are related to achieving the future land use plan, improving preservation of historic resources, and providing support for a connected network of greenways.

Charlestown Township Devault rail trail feasibility study

This feasibility study significantly advanced in 2014, and the final document is scheduled to be completed in the spring of 2015. The study for the potential conversion of the unused Devault branch corridor to a trail was presented at public meetings and received significant input from local residents and stakeholders. This project has region-wide implications because it could link the existing Chester Valley Trail along the US 202 corridor with the future Schuylkill River Trail in Phoenixville.

Warwick Township comprehensive plan amendments for Hopewell Big Woods

Recognizing the Hopewell Big Woods as a unique resource, Warwick chose to amend its comprehensive plan to specifically address protection strategies. These strategies largely consist of modernizing or expanding ordinance provisions such as technical definitions and design standards. This project supports the conservation of critical natural resources that make the County's rural landscapes such an integral part of residents' quality of life.

Multi-municipal planning efforts

The Planning Commission promotes municipal cooperation to better plan our future. Coordinating infrastructure, managing the environment and planning transportation improvements all transcend municipal borders. The projects below are two examples of VPP projects that crossed municipal boundaries.

Longwood cooperative planning project

The Planning Commission led the townships of East Marlborough, Kennett, and Pennsbury through a collaborative process with Longwood Gardens to address issues of common concern, including future development in Longwood Gardens. The project was in response to the varying regulations provisions across the Longwood Gardens and Longwood's desire to plan proactively for future development. Multiple stakeholder meetings were held, and by the end of 2014 East Marlborough had adopted updated zoning provisions and plans were underway for Kennett and Pennsbury to consider amendments to their zoning provisions. This project supports the appropriate growth and preservation of suburban landscapes, which provide for residential uses as well commercial, industrial, and institutional uses that serve the community and provide for employment.



Honey Brook Borough and Honey Brook Township comprehensive plan

In 2014 the Borough and Township worked closely to advance comprehensive planning across both communities. The comprehensive plan includes a sustainability assessment and update to the revitalization plan, and it is anticipated that the plan will be adopted in 2015 as a joint plan.



Preserving our unique character

Historic preservation activities

Many historic preservation projects advanced in 2014; from Section 106 reviews for county, state and federal projects to supporting municipal historical commissions and committees, as well as planning for historic resources and public education projects. The County's historic preservation coordinator works in collaboration with a variety of non-profits, municipalities, and individuals to advance the preservation of Chester County's historic resources, and the success of these efforts is a testament to effective partnerships. Highlights of activities include:

Town tours and village walks

In its 20th year, the Town Tours and Village Walks program attracted over 2,600 attendees to the ten programs highlighting the history of Chester County's municipalities, which were held each Thursday throughout the summer. One tour in East Coventry Township attracted over 400 attendees for a tour of the historic Fricks Lock Village. The stabilized and restored canal village was a five year public-private partnership involving the Township and Exelon Corporation.

Historic Bridge Protocol

The review of all active county bridge projects was completed by the historic bridge committee and recommendations were provided to the county bridge engineer.

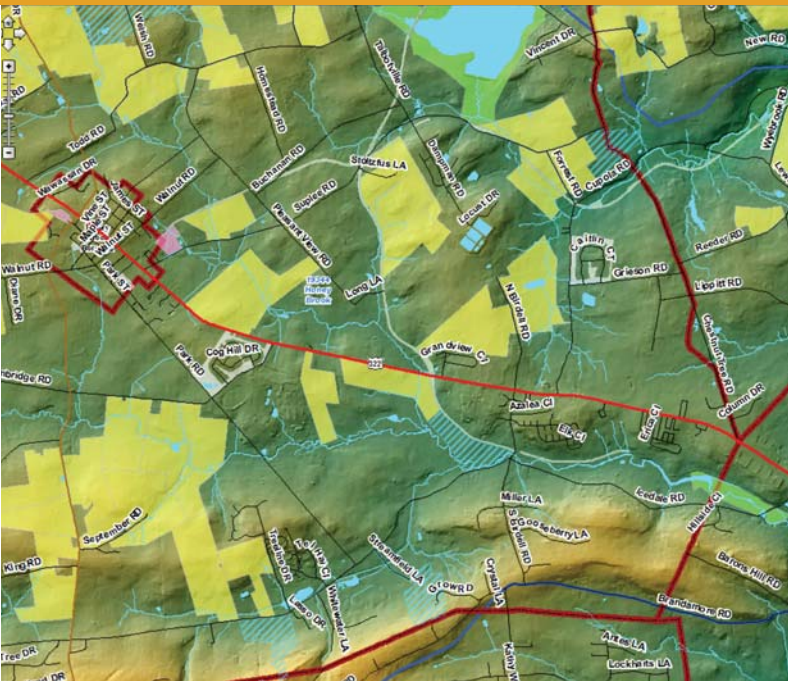
Technical Assistance

The Preservation Services webpage was finalized for the Landscapes2 webpage, and provides a single location to access CCPC historic preservation plans and mapping, as well as information on Town Tours and Village Walks. Direct technical assistance ranged from responding to county residential and business inquiries on the historic status of specific properties, to the dedication of state history markers in East Whiteland and East Nantmeal, to assisting residents in protecting a historic resource in a national register district. Over 150 inquiries were received.

Brandywine Battlefield strategic landscapes plans

The Brandywine Battlefield is recognized as a resource of national significance by Landscapes2. The Planning Commission began work on strategic landscapes plans as a follow-up to the 2013 Brandywine Battlefield preservation plan. Involving multiple municipalities and other stakeholders. This project has generated new information through research, which is being used to develop appropriate preservation and interpretation strategies for municipalities in key battle areas. It focuses on the British route through Newlin, Pocopson, West Bradford, and East Bradford townships in the northern portion of the battlefield, part of General Howe's strategic flanking march of over nine miles. Planning work on the preservation and interpretation of the Brandywine Battlefield is expected to continue in 2015.



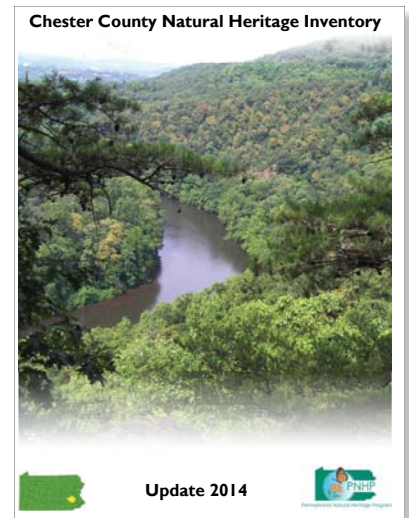


Protected Open Space

To better understand trends in open space preservation within the county, the Planning Commission has developed the Protected Open Space Tracking (POST) database. This system is a valuable tool for assessing future planning needs. There has been an overall increase in protected open space over the last 40 years. The late 1990s and early 2000s were a time of significant expansion of protected open space in Chester County. Beginning in 2010, there was a slowdown in the acreage of open space protected. The change was in part due to the economic downturn, but also the result of many of the larger farms and woodlands in the county having already been protected. However, the amount of open space protected each year has now stabilized relative to the boom years of the early 2000s. Since 2010, the acreage of open space protected each year has typically been between 2,000 and 3,000 acres. Fortunately, in 2014, just over 3,000 additional acres were protected, based on raw data gathered as of winter 2015. It is expected that the final GIS mapping of protected open space, due to be completed in spring 2015, will include even more open space.

Understanding our natural resources

Understanding our natural resources and their sensitivities are the first steps towards effective resource management. Beginning in 2012, the county embarked on a two year project to prepare an inventory of threatened and endangered species within Chester County. Over the last two years, staff from the Pennsylvania Natural Heritage Program (PNHP) and the Western



Pennsylvania Conservancy conducted field surveys in Chester County to update the County Natural Heritage Inventory (CNHI). A total of 133 sites were field viewed for the project. The CNHI document was completed in December of 2014, and contains information on multiple sites. This document identifies sensitive habitats and provides updated information on the status of state and federally threatened and endangered species in the county. Information gathered from field studies was combined with digital aerial photography to map not only the location of sensitive habitats, but also to determine conservation buffers. In this context the word "buffer" is not regulatory but refers to an ecological buffer within which animals might move or plants might distribute their seeds. During 2015, digital copies of this document will be distributed to municipalities, and the extensive mapping will be posted online at the Planning Commission's web site.



Revitalizing our urban centers

Revitalizing our urban centers is a core vision of Landscapes2. Urban centers, as characterized in [Landscapes2](#), are diverse areas of economic activity, civic and cultural uses, residential neighborhoods, and historic resources. Since Landscapes2 was adopted in 2009, urban centers within Chester County have been proactive and focused on a common goal — to plan for future growth and development, while maintaining their character and quality of life for residents.

Planning projects were funded through the [Vision Partnership Program](#) and focused on improving and revitalizing these important growth areas.



Chester County Urban Center Improvements Inventory (UCII)

The Planning Commission coordination with the Chester County Department of Community Development (CCDCD) began a new initiative the Urban Center Improvements Inventory (UCII) in 2014. The goal of the Inventory is to connect the urban center’s revitalization plan priorities with implementation funding. With the assistance of Planning Commission staff, all 16 urban centers participated in updating the Inventory in the fall. This update prepares the urban centers for CCDCD Community Revitalization Program (CRP) funding in spring 2015, as projects must be in the Inventory to be eligible for county funding. Seventy-five (75) new projects from 12 of the urban centers were added to the Inventory, consisting of both capital improvements and planning projects. All new projects were reviewed by the Planning Commission and CCDCD staff for consistency with the eligibility criteria. There are approximately 453 projects in the Inventory.

Planning Commission staff is interested in the submitted planning projects, which included planning needs such as parking inventories, official maps, and ordinance updates. Some of these planning needs could evolve into a future Vision Partnership Project application; some of these planning needs could be addressed by the Planning Commission providing in-kind services to the urban centers.

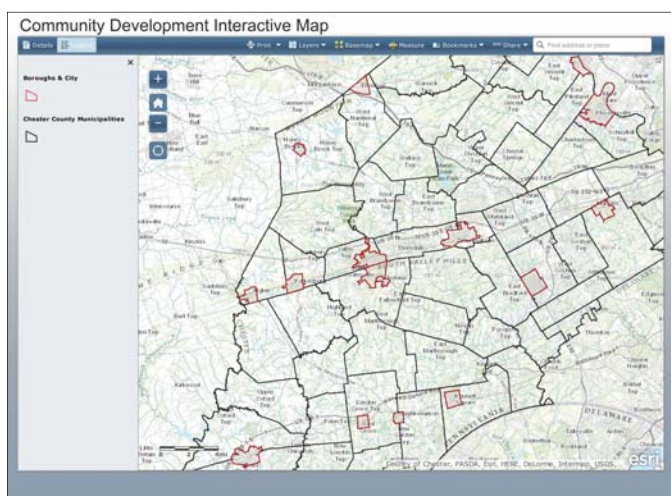


The Urban Center Improvements Inventory is a comprehensive record of documented revitalization needs within Chester County’s urban centers (15 boroughs and the City of Coatesville). The inventory is a stand-alone entity that includes proposed capital improvements and planning projects that are directly linked to goals, objectives and policies within the urban center’s adopted planning documents (comprehensive plan/revitalization plan).

Chester County Department of Community Development Community Revitalization Program

The Chester County Department of Community Development (DCD) awarded \$2.9 million in Community Revitalization Program (CRP) funds to [six urban centers](#) in 2014.

CRP offers funding to the 16 urban centers of Chester County (15 Boroughs and the City of Coatesville) for public infrastructure and streetscape improvements. DCD, along with the Planning Commission, have created the [CRP interactive map](#) to showcase all awarded and in progress projects within the County’s urban centers.





Aligning urban revitalization plans with improvement funds

In order to make the County's boroughs and city competitive for growth and development, core infrastructure such as roads, sewer and water systems and streetscapes need to be updated. Such projects are identified as part of a plan entitled the Urban Center Revitalization Plan.

In partnership with the County's Department of Community Development, the Planning Commission successfully completed the Urban Center Improvement Inventory to the County's 16 urban centers in 2014. The Inventory strengthens the linkage between proposed projects listed in revitalization plans and funding programs administered by the Department of Community Development (CCDCD).

Fifty-five (55) new projects from 12 of the urban centers were added to the Inventory during a fall 2014 update, consisting of both capital improvements and planning projects. All new projects were reviewed by the Planning Commission and CCDCD staff for consistency with the eligibility criteria. With these additions, there are approximately 450 projects in the Inventory. This fall update prepares the urban centers for CCDCD funding in spring 2015, as projects must be on the Inventory to be eligible for county funding.

Improving the environment

The Planning Commission continues to play a role in the protection and conservation of natural resources throughout Chester County. Planning Commission staff review proposed development activities to reduce potential negative impacts of land development on natural resource systems. Individual land developments are reviewed under both the Act 247 (Pennsylvania Municipalities Planning Code) process and the Act 537 (Sewage Facilities Act) process.

Providing municipal review assistance and coordinating sewage facilities planning

In Pennsylvania, municipalities are required to develop, adopt, and implement sewage facilities plans to ensure that wastewater is properly treated and disposed of in the most appropriate way. These plans address any new sewage disposal system, including public sewer systems, failing on-lot systems, and new land developments. These reviews are performed in coordination with the County Health Department, and often Pennsylvania Department of Environmental Protection. The staff reviews sewage facilities plans to determine their completeness and their consistency with the goals and policies of Landscapes2 as a part of the overall approval system for sewage facilities planning. There were five major updates to sewage facilities master plans (Act 537 plans) in 2014 that required reviews by the Planning Commission:

- Penn Township
- West Brandywine Township
- Oxford Area Sewer Authority (2 separate reviews)

Additionally, a total of 41 minor plan reviews were performed, with approximately 93% being reviewed as consistent with Landscapes2.





Managing stormwater through a county-wide plan

In 2014, municipalities throughout the county continued to update their stormwater ordinances to reflect the minimum standards of the Pennsylvania Department of Environmental Protection (PA DEP) approved Countywide Act 167 Stormwater Management Plan Addendum. In mid-2013, the Chester County Water Resources Authority with support from the CCPC, completed the Countywide Act 167 Stormwater Management Plan Addendum and gained PA DEP approval in mid-2013. As of September 2014, all 73 municipalities have updated their ordinances for consistency with the Countywide Plan.

The Act 167 Plan Addendum serves as an amendment to *Watersheds: An Integrated Water Resources Plan for Chester County, PA and its Watersheds*, as well as *Landscapes2, the Chester County Comprehensive Policy Plan*. The Countywide Act 167, along with the updated municipal ordinances fulfill the requirements of the Stormwater Management Act (PA Act 167), while allowing municipalities to address storm water obligations and establish an efficient and consistent process for meeting these obligations. The Countywide Plan also provides a means by which municipalities can meet certain NPDES (National Pollutant Discharge Elimination System) Phase II MS4 (small municipal separate storm sewer system) requirements related to ordinance standards. This cooperative strategy has proven that county and its municipalities can achieve regulatory mandates in a comprehensive and efficient way by working together. Information on the Plan and the summit can be found at <http://www.chesco.org/water>.

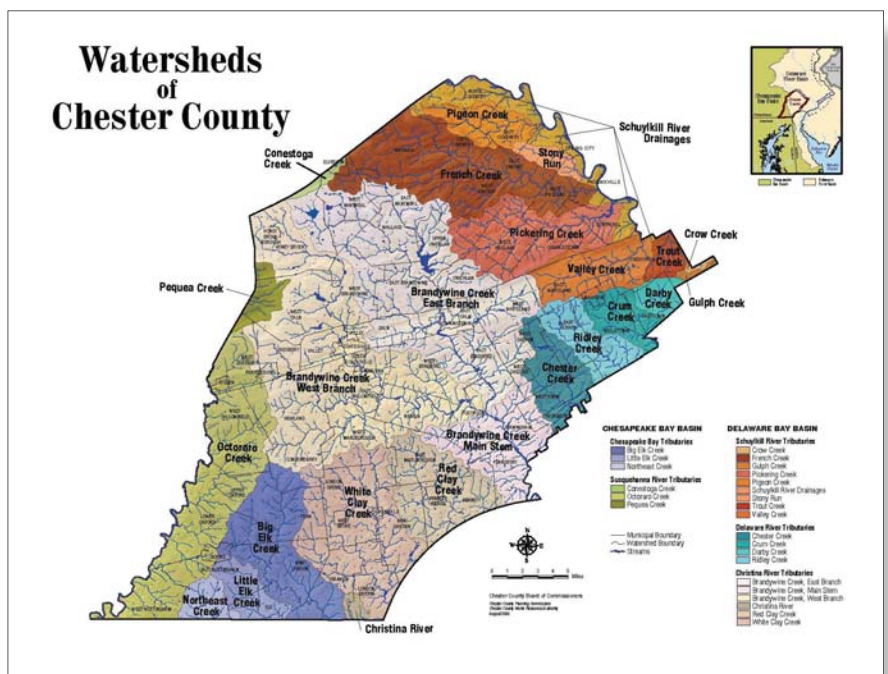
Building partnerships with other counties

The Planning Commission continues to actively participate in the Mason-Dixon Task Force. This organization was founded to address water supply issues for the counties through which

the Mason-Dixon Line runs. This region includes counties from Pennsylvania, Delaware, and Maryland. The members of the task force meet quarterly to discuss common issues that are relevant to water resource issues and land use; offer advice and support for projects and programming within the member counties, and hold educational seminars for members.

Other reviews

The Planning Commission conducts consistency reviews a variety of programs, including those for the PA DEP, PA Department of Conservation and Natural Resources (DCNR), and PA Department of Community and Economic Development (DCED). Additionally, during 2014, the Planning Commission reviewed three Agricultural Security Area (ASA) seven year reviews, 15 individual farmland parcel ASA reviews, and 107 DEP permit applications for consistency with the Chester County comprehensive plan.



information

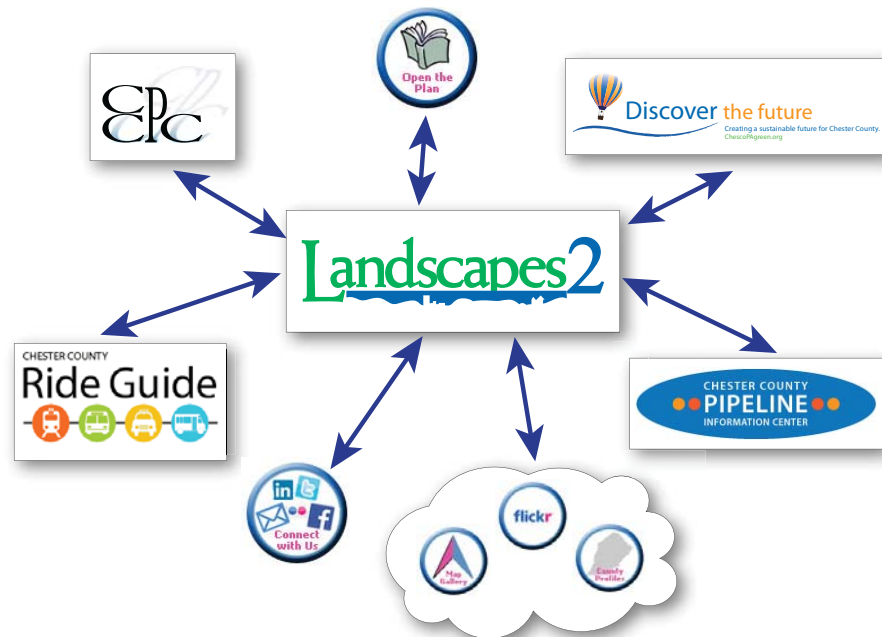
Planning Information Services Activity

Provide specialized systems and support to department personnel, other county departments, outside agencies, and the public so that they can obtain information on the county and make informed decisions in a timely manner.



Renewed online marketing activities

The Planning Commission explored improved marketing activities in 2014. The shift had a significant impact on operations, especially online outreach and collaboration, a mainstay of the Planning Information Services activity. While work continued on refining and expanding online products and services, efforts on ensuring that stakeholders were aware of the resources and how they could be beneficial became a key focus. These efforts took the form of new processes to ensure announcements were widespread and connected with stakeholders using forms that probed for benefits, likely stakeholders, and how a specific product/service meshed with other Landscapes2 initiatives. In terms of tangible changes, the www.Landscapes2.org page was significantly revised to serve as an online portal which users could visit to stay informed and connect with the wide array of resources the Planning Commission provides. Ultimately the success of the marketing effort will be tied to achieving goals defined in the County Comprehensive Plan, Landscapes2 and the Chester County Strategic Business Plan.



In addition to outreach, another part of an effective marketing program involves tracking to better understand what products and services stakeholders value most. Tracking provides a feedback loop to help refine services and ensure resources are channeled effectively. In 2014 patterns of use, which translates into demand for products or services, revealed a steady growth in overall web activity of around 30% for the year. That increase, well above the projected 10% increase in online activity, reveals a good level of interest however an examination of use of discrete products and services over time (see below) allows staff to monitor peaks, as well as slides, to refine activities and programs in line with our Mission Statement by addressing planning interests as effectively as possible.

Making informed decisions

Providing planning information, vital to supporting sound decision making, has long been a core service offered by the Planning Commission. To keep up with an increasingly web-based culture, the Planning Commission adopted newer outlets including web-based sites, social media outlets and online applications. While retaining traditional products such as publications, printed maps and artwork/imagery these too have been refined to take advantage of electronic format capabilities including use of powerful search techniques, dynamic/interactive features and ease of accessibility. While there's been an evolution to the new, quality which has long been associated with Planning Commission

products remains a high priority.

The following lists some of the outlets and key highlights associated with each during 2014:

Websites

The Planning Commission maintained multiple websites (see below) geared to specialized programs or frameworks tied together under the Landscapes2 portal.

Landscapes2 and Discover the Future

www.landscapes2.org and www.chescopAgreen.org
(133,845 visits)

Planning Commission

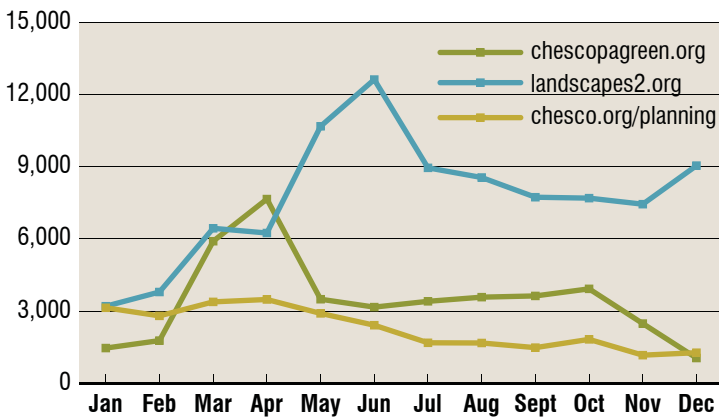
www.chesco.org/planning
(27,211 visits)

Agriculture Development Council

www.chesco.org/agdev
(8,704 visits)

Social media

These outlets allow the Planning Commission to share resources and information with its community that is increasingly connected via these powerful services. Reaching out to the community has made it possible for the Planning Commission to inform more members of the community about planning issues. They also play a vital role in promoting activities, services, or products that may be posted to the websites or recently published in a new or updated publication.



Facebook: Posts shared/viewed by others during year (4,119)

www.facebook.com/ccplanning



Twitter: Tweets available to followers (5,053)

www.twitter.com/ChescoPlanning



LinkedIn: Impressions tracked by followers during year (3,984)

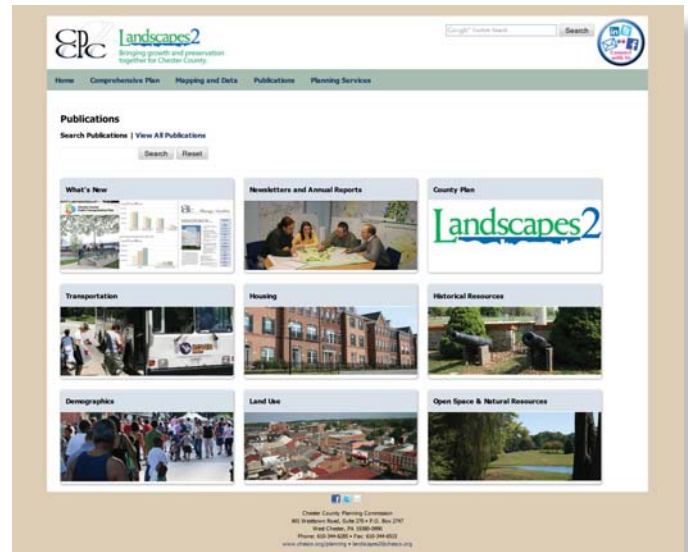
www.linkedin.com/company/chester-county-planning-commission



Webpage	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
chesco.org/planning	3,136	2,800	3,381	3,480	2,903	2,412	1,682	1,674	1,481	1,824	1,168	1,270
landscapes2.org	3,201	3,791	6,436	6,241	10,672	12,614	8,947	8,546	7,727	7,689	7,438	9,040
chescopagreen.org	1,463	1,773	5,900	7,651	3,491	3,164	3,404	3,577	3,628	3,922	2,481	1,049

Online publications

To reach a broad audience and provide easy access to information, Planning Commission publications are hosted online. The documents are provided as high quality printable publications which are also been infused with capabilities for searching, linking, and accessing dynamic media. Some smaller reports consist entirely of a webpage designed to be printed while others, such as the [Chester County Ride Guide](#), consist of a website and companion document crafted to serve readers that are online or off. In 2014 all of our publication collections were organized under a redesigned online [publications](#) tab. Collections are categorized under familiar planning topic areas, drawn from Landscapes2, and used throughout our information outlets. Visitors can use the search feature that scans collections using defined keywords to help visitors discover documents with references best suited to their specific interests.



Publications created during 2014



Annual Report, 2013
Official report to the Chester County Board of Commissioners providing a summary of Planning activities during the year.



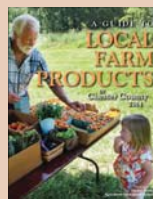
Public Transportation Plan
A plan for public transportation over the next 25 years.



Agriculture info sheet — Dairy
Document illustrating common questions about dairy farming.



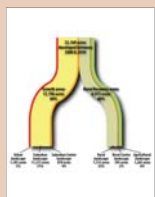
Newsletter, fall 2014
Collection of timely topics on local planning issues.



Guide to Farm Products, 2014
The guide includes a list of over 100 producers within the county.



Agriculture info sheet — Mushroom
Document illustrating common questions about mushroom farming.



Landscapes2 Land Use Analysis
Webpage exploring development in the county between 2000 and 2010.



Census of Agriculture—2012
Webpage discussing the national census of agriculture, from a local viewpoint.



Commuting in Chester County 2006–2008
Summarizes the journey-to-work travel patterns and characteristics of Chester County.



Landscapes2 Index Report Card, 2013
Document measures progress being made to achieve the goals of Landscapes2.



Agricultural Info Sheet — Chester Census of Agriculture
Document illustrating local topics from the national Census of Agriculture.

In addition to online documents, 2014 also marks the 1st full year of posting the entire set of monthly CCPC Board packets [online](#). Using this online resource, visitors can review all of the material and discussions from each of the public meetings.

Comparison of lots/dwelling units proposed 2013 and 2014													
Single Family		Multi-Family		Mobile Home		Commercial		Industrial		Institutional		Totals	
2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
595	862	1,786	2,212	2	85	138	135	24	16	45	33	2,591	3,343

Tracking change

Demographic, economic, and other information relating to Chester County’s population and economic conditions is posted annually on the Planning Commission webpage. In 2014, this webpage was redesigned to be more user-friendly. A key design consideration was ensuring that the pages, maps, and graphs could be accessed on mobile devices with various screen sizes.

The updated webpage presents information both in map form and also as data tables. The countywide mapping provides a visual overview of conditions while the data tables can be used to get specific information on smaller areas, like municipalities. Users can also access online maps that can zoom-in to specific areas like a single neighborhood or a business corridor. The goal of this webpage update was to make information available in an easy-to-use format that would be useful to local government, community groups, and businesses within the county as part of grant applications or marketing research.

Measuring the Success of Landscapes

The Planning Commission regularly publishes reports detailing progress on the goals of Landscapes2. The most recent Landscapes2 Index included sixteen measures of diverse subjects. Overall, the index showed a slight improvement from the previous year. Seven of the measures indicated positive trends while six evidenced declines, and three were unchanged. Measures showing positive trends were mostly in the areas of natural resources and open space. Protected farmland continued a five year long rise, while non-farmland protected open space showed a more modest increase. The stream quality indicator rose modestly after having declined last year. Air quality rose after having dropped in past years. However, no clear trend is obvious since this indicator has shown volatile changes in recent years.

Measures trending downward mostly focused on new housing and housing density. Proposed housing units in designated growth areas dropped from 91% in 2012 to 84% in 2013. However, in the past few years, following the economic downturn, there was notable growth in new housing in designated growth areas. Therefore, this year’s reduction is not clearly a long term trend. Housing density also dropped this year after having experienced a few years of prior growth. These indicators suggest that urban development and redevelopment are becoming of more significance to Chester County than in past decades.

Reflecting on proposed development in 2014

The level of proposed development activity is reflected in the number of submissions of subdivision and land development plans for review by the Planning Commission under the state enabling legislation, Act 247. The level of overall review activity increased slightly from 221 plans reviewed in 2013 to 230. There was a significant increase in the number of lots/units proposed during the year with 2,591 lots/units proposed in 2013 compared to 3,343 in 2014, which represents a 29% increase. The location of 96% of submissions was consistent with Landscapes2.

Significant development proposals included:

- **The Uptown Worthington** mixed use development in East Whiteland Township was revised and resubmitted for our review in January. The most recent revisions propose the construction of 677,430 square feet of commercial and residential development with 753 multi-family residential units for Phases 2 through 6. Phases 1 and 1A of the project, containing 281,568 square feet of retail space, have already been constructed.
- **The mushroom industry** continued to demonstrate growth with two submissions in southern Chester County. In New Garden Township the Oppy Property submission for Manfredi Mushrooms proposed the consolidation of two existing parcels and the construction of five buildings totaling 144,292 square feet for mushroom packing and distribution facilities on a 21.92 acre site. In Franklin Township, Gourmet’s Delight Mushrooms proposed the consolidation of two parcels and the phased construction of three buildings totaling 208,300 square feet, on a 32.23 acre site for the purpose of developing a compost production facility.

The Planning Commission reviewed 169 zoning and subdivision and land development ordinances and amendments, comprehensive plans and amendments, official maps and other miscellaneous proposals in 2014. The most common topics addressed in zoning ordinance amendments in 2014 were: wireless telecommunications, alternative energy systems and group homes.

Ordinances reviewed 2013 and 2014	2013	2014
Zoning	123	115
SLDO	31	26
Comp Plans	4	11
Official Maps	1	2
Miscellaneous	18	15
Total	177	169

transportation

Transportation Planning and Programming Activity

Provide information, recommendations and professional planning services to state, region, county and local governments, agencies and the public so that they can have an improved transportation system.

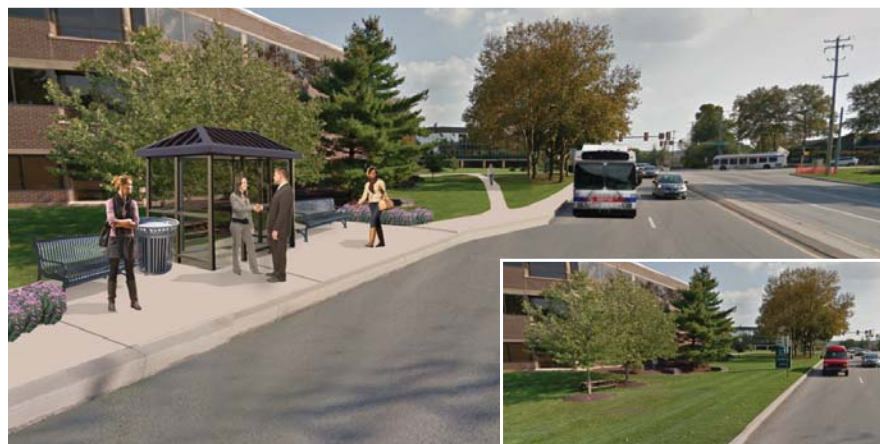


County Public Transportation Plan adopted

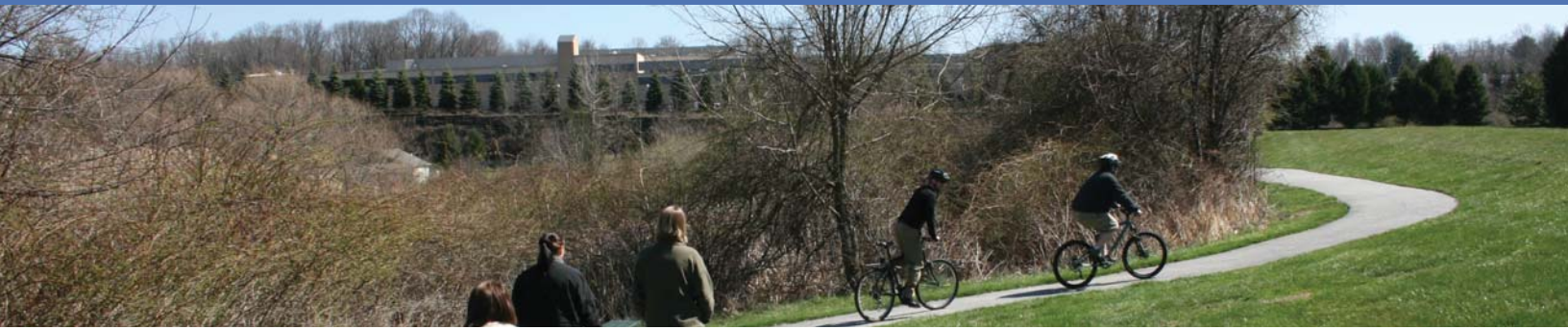
Envisioning a bold and ambitious transit future

The 2014 calendar year was highlighted by the County Commissioners adopting the Chester County Public Transportation Plan as a formal amendment to Landscapes2. The culmination of a two-year effort, the Public Transportation Plan defines a bold and ambitious plan for public transportation that will redefine the commuter preferences, facilities, and experiences for Chester County residents and workers over the next 25 years. This effort brought together representatives from the public and private sector as well as transportation providers.

This is the first amendment to Landscapes2 since its formal adoption in 2009. The Public Transportation Plan will serve as a functional element of Landscapes2. Its goals and recommendations will be folded into the programs and services provided by the Planning Commission. The Public Transportation Plan may be found on the Chester County Planning Commission's [website](#).



*Right: A current bus stop
Above: Proposed improvements*



Connecting local needs to state funding

The passage of additional state transportation revenue in late 2013 translated into many competitive opportunities in 2014. As the result of partnering with local municipalities, twelve projects in Chester County were awarded over \$4.6 million in state funds. Two awarded projects, the Paoli Pike Trail and Chadds Ford Village improvements (in adjacent Delaware County), were direct recommendations from planning efforts undertaken by the Planning Commission in 2013. The Paoli Pike Trail was identified as a "priority project" in the Planning Commission's Central Chester County Bicycle and Pedestrian Plan; the Chadds Ford Village improvements were recommended in the Planning Commission's Brandywine Battlefield Preservation Plan.

"Completing" the Baltimore Pike corridor- Providing transportation choices for everyone

Following-up on a key recommendation of the Planning Commission's Housing and Transportation Options for Southern Chester County study in 2013, the Planning Commission started a "complete streets" plan for the Baltimore Pike corridor in the fall of 2014. By assembling four boroughs, seven townships, and regional stakeholders, the planning process identified barriers and opportunities for improved walking, biking, and transit. The result is a master plan for transportation improvements that will translate into specific recommendations and candidate capital projects, as depicted by a corridor-wide improvement plan. The Complete Streets Plan is scheduled for completion by June 2015.

Chester County Public Transportation Plan

A bold and ambitious plan for public transportation that will realize the commuter preferences, facilities, and experiences for Chester County residents and workers over the next 25 years. This plan was designed to achieve the objectives of the transportation goal of the county's 2014 Strategic Plan — "Enhance access to and use of transportation systems to reduce traffic congestion."

The plan's vision statement is derived directly from Landscapes2: "Provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion within designated growth areas."

Elements of the Plan

System	Environment	Experience
Includes everything that is operating, such as bus routes, commuter rail services, etc.	Includes all of the points of access to the system, including rail stations, transportation centers, bus stops, etc.	Includes everyone that utilizes the public transportation system.
Issues • Bus/rail connectivity • First mile/last mile connections • Service gaps/new service requests • Service reliability (operator perspective) • Sustainability/efficiency	Issues • Parking availability at stations, transportation centers • Active transportation (bicycle/pedestrian) connections • Municipal land use	Issues • Service quality/user amenities • Service reliability (user perspective) • Fare consistency/coordination between providers • Public awareness/marketing of existing services
Goal Develop a reliable, consistent, flexible and efficient system to maximize transit service coverage and provide practical transit options for Chester County residents, workers and visitors.	Goal Provide a first class, barrier free and multimodal means of transport from trip origin to trip destination.	Goal Improve the convenience, reliability, and safety for all transit users.

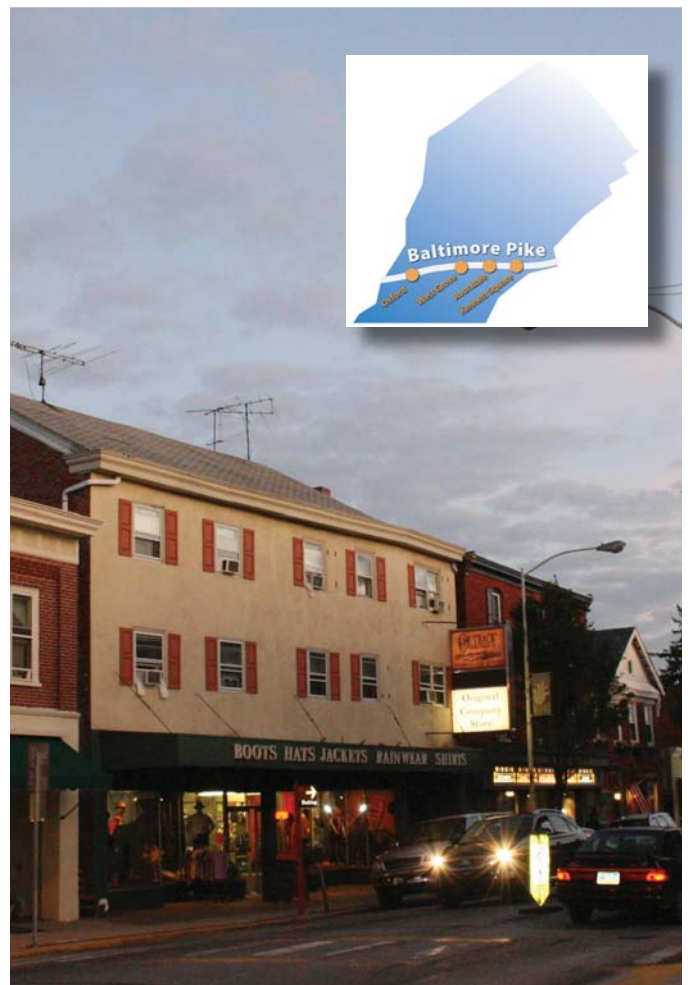
Key Recommendations of the Public Transportation Plan

Vision Plans
The Vision Plans represent how the public transportation system is envisioned to evolve over the next 25 years.

Bus stops recommended for shelters in Chester County
The ENVIRONMENT section of the Public Transportation Plan recommends that bus stops with 5 or more daily boarding have both transit shelters and connecting sidewalks.

Recommended areas for pedestrian facilities
Pedestrian facilities should be an integral part of the transportation system in the urban, suburban, suburban center and rural center build landscapes as defined by Landscapes2.

Implementation Plan
The Implementation plan provides guidance towards the accomplishment of the Plan's system, environment, and experience goals.



Oxford Borough is one of the municipalities involved in the "Complete Streets" study

budget

The Planning Commission faced another challenging year balancing the work program with an overall decrease in revenue resources. This challenge was met by identifying new funding opportunities and managing expenditures, thereby offsetting potential cuts to services. This resulted in the Planning Commission continuing to provide all of its services and introduce the Pipeline Information Center.

In addition, the Planning Commission worked diligently to identify opportunities to decrease expenditures. As a result, the Planning Commission ended the year under the net budget by \$17,128 nearly a 1 percent reduction.

Budget	2013	2014
Budgeted	\$3,165,042	\$3,248,604
Expended	\$3,048,301	\$3,138,152
Revenues	\$632,857	\$523,229
Net expended	\$2,415,444	\$2,614,923

Revenues	2013	2014
Federal & State	\$482,139	\$393,484
Local	\$33,320	\$17,245
Publications	\$1,312	\$443
Subdivision fees	\$115,086	\$110,038
Other	\$1,000	\$2,019
Total revenue	\$632,857	\$523,229





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Facebook

www.facebook.com/ccplanning

Flickr (photography)

www.flickr.com/ccpcphotography

Twitter

www.twitter.com/chescoplanning

LinkedIn

www.linkedin.com/company/chester-county-planning-commission