



BOROUGH OF CHESTER HEIGHTS
53 W Baltimore Pike 2nd floor
P. O. Box 658
Chester Heights, PA 19017
Planning Commission Meeting Minutes
February 27, 2025, at 7:00 p.m.

Call to Order: John Lesky called the meeting to order at 7 p.m.

Roll Call: John Lesky, Chairman
Thayer Schroeder, Vice Chairman
Melinda Kerry Esq., Pro Tem
Marc Hanlan Ph.D., Member
Tim Searl, Member

Informal Westlake Update - Pat McFadden (Architect) and Mike Kissinger, P.E.

- Pat McFadden presented Westlake Plastics expansion project issues
- Westlake's Plastics has five different tax parcels
- Westlake's Plastics is exploring the idea of separating Stonehaven from the plant
- The two-step process for this project is consolidation and subdivision
- Research is needed to see if Pat McFadden has preliminary approval

**Update on the Start-up of Chester Heights Comprehensive Plan – President of Council
Marta Driscoll**

- President Marta Driscoll introduced the Comprehensive Plan Task Force
- Nancy Sarcinelli was hired to prepare the Comprehensive Plan
- The Task Force will focus on gathering, coordinating with the consultants and county planning officials, ensuring public input is incorporated.
- The Task Force will consist of the following members:
 - Marc Hanlon Ph.D. - Chair of the Task Force
 - Thayer Schroeder – Member of the Planning Commission and community business representative
 - Eileen Lehmann – Resident representative
 - Natalie Young – Council Liaison and Vice President of Council
 - Pat McFadden – Borough Zoning Officer

- Timothy Hudak – Councilmember and Safety Committee Chair
- Tim Searl – Member of the Chester Heights Fire Company
- The goal is to have a draft of the plan by the end of the year.
- The Comprehensive Plan will inform the zoning overhaul in 2026

Developmental Updates

- Building permits were approved for 227-229 Windsor Ct. Darlington Woods
- Inspections are underway for the Cardiology Center on the 1st floor
- Potential occupant in the suite next to the borough office

Parking and Development Discussion

- Concerns were raised about parking capacity for future developments
- Concerns about impact of outdoor seating on parking availability
- Discussion on how changes in use affect previously approved plans

Approval of January 23, 2025, Planning Commission Minutes

MOTION: Upon Motion, Planning Commission (Hanlan | Schroeder) voted and unanimously approved January 23, 2025, minutes.

Adjournment: Upon Motion, the Planning Commission voted unanimously to adjourn the meeting at 7:49 pm

Respectfully submitted,

Christiana Barbour