

**PLANNING COMMISSION
MEETING MINUTES
March 25, 2026**

MEMBERS PRESENT:

Kurt Engleman
Charlie Shock
Bob Vanella
Pat Tucci

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Asst Township Manager
Rain Catoia, Township Secretary

5 – Audience Members

I. CALL TO ORDER

Mr. Engleman called the public meeting to order at 7:00 p.m.

II. PUBLIC COMMENT (on agenda items)

Mr. Engleman called for public comment on agenda items. There were none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of February 25, 2026. Mr. Tucci made a motion to approve the meeting minutes of February 25, 2026 as presented, seconded by Mr. Vanella and approved by a vote of 4-0.

IV. PLAN EXTENSIONS

RED – Action Items

Development	Application	Date Received	90 Day Expires	Planning Commission Approval
Dillon Property (524 Gap Newport Pike)	Preliminary/Final	5/31/2023	6/25/2026	
Ha's Place Center	Preliminary/Final	1/31/2024	6/10/2026	
532 East Baltimore Pike - Bright	Preliminary	3/21/2025	6/10/2026	
London Grove West	Preliminary	4/30/2025	8/12/2026	
WAGA – SECCRA	Preliminary / Final	1/29/2026	5/26/2026	

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

Mr. Engleman noted that there were no new plans that needed acceptance or acknowledgement.

VI. AGENDA ITEMS

Mr. Engleman invited Mr. Jim Fritsch of Regester Associates to speak on behalf of 532 East Baltimore Pike – Bright Property Land Development. He gave a brief description of the project to the Commission and indicated that he had received a clean review letter from Dan Dailey of EB Walsh dated March 9,

2026. A review letter from Mr. Joe Boldaz of Hydraterra Professionals dated March 2, 2026 and the London Grove Township Code Enforcer dated February 11, 2026. He stated that the comments in each of the letters had been addressed or would be addressed in the Final application. He requested the waiver be approved, Section 22-606.4 Requiring a Minimum 35' radius of curb return be accepted. This was discussed by the Planning Commission and Mr. Battin. Mr. Fritsch explained the request for the waiver was also due to an already approved HOP plan and resubmission to PennDOT would be a huge delay. The Board and Mr. Battin agreed. Mr. Engleman asked Mr. Battin if he saw any reason not to grant this preliminary approval with the waiver. Mr. Battin stated they had a clean letter and were working with the HiMedia Project on the sewer and water improvements. The motion was made by Mr. Tucci to approve the preliminary land development plan along with the waiver as indicated on page one of the plans dated February 2, 2026. A second was made by Mr. Shock and approved 4-0.

Mr. Battin informed the Planning Commission that the WAGA Energy – SECCRA project requested to be pushed until next month.

VII. PUBLIC COMMENT (non-agenda items)

Mr. Engleman asked for any public comment on non-agenda items. Debbie Yarnell of 849 N. Gurnsey Road asked for a quick explanation of the WAGA Energy – SECCRA project. She “heard” SECCRA was moving power lines to her side of the road. She wanted to make note that she already has issues with the contamination of her water so she would like to know how this project would affect her property. Mr. Battin explained the bases of the project.

VIII. ADJOURNMENT

Mr. Shock made a motion to adjourn the meeting at 7:13 p.m., seconded by Mr. Tucci. Passing with a vote of 4-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary