

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
July 8, 2026 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning (phone)
Dave Connors
Eric Sipple
Michael Summerfield (phone 8:09pm – 8:36pm)

STAFF PRESENT:

Kenneth Battin, Township Manager
Dawn Maciejczyk, Asst. Township Manager
LaRain Catoia, Secretary
Shane Kinsey, Director of Public Works

15 Audience Members

CALL TO ORDER:

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

ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS

Mr. Zurl also announced the next regularly scheduled meeting will take place on Wednesday, August 12, 2026 at 7:00 p.m., the meeting agenda deadline is Wednesday August 5, 2026 at noon.

I. PUBLIC COMMENT

Mr. Zurl asked for public comment on the agenda items. There was none.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of June 10, 2026. There was a motion made by Mr. Connors to approve the minutes of June 10, 2026. Seconded by Mr. Sipple and passed with a vote of 4-0.

III. REPORTS FOR JUNE 2026

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for June 2026 prepared by Mr. Ward. Mr. Connors commented on the increasing amount of rounds that are being played. He mentioned how impressed he has been with the increase in revenue. Mr. Battin indicated that Inniscrone was the host for the Philadelphia PGA Jr. Golf Tournament and now we are hosting Special Olympics each Monday. They are able to use the driving range free of charge.

Code Department

Mr. Zurl reviewed the Code Department reports for June 2026 prepared by Mr. Elwood. He mentioned that there was a lot of activity that is going on. There were no other comments.

Public Works

Mr. Kinsey reviewed his report as presented along with the bridge report. Mr. Kinsey noted that the Hilton Rd Bridge Guiderail was not manufactured correctly. The installer has put a fast track on the production of the guiderail. Mr. Kinsey has not heard a confirmation date for that to be installed. There is no new information on the other outstanding bridges.

Finance Department

Mr. Zurl reviewed the Financial Report for June 2026 that was prepared by Mrs. Kellett. Mr. Sipple made a motion to accept the Financial Report as written. Seconded by Mr. Connors and passed with a vote of 4-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. There was a comment made regarding the amount of hit and run accidents in the month of May.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for June 2026. It was noted that the Fire Marshal is busy.

Southern Chester County EMS Report

Mr. Zurl reviewed the June EMS report. He would like to promote the EMS meeting at the end of the month. He would like to push for more people to get involved. Mr. Zurl noted that there is more to it than writing checks.

DEP Odor Report

Mr. Zurl reviewed the DEP Odor report for the month of June. There were no questions from the Board.

Right to Know Monthly Report

Mr. Zurl reviewed the Right-to-Know monthly report for June. Mr. Connors asked a question regarding one of the questions that came in for the Right to Know. He wanted to know if there was a charge for the time and effort that is put into generating these answers. At this time there is no charge. There has been a Bill presented but it has not passed. There were no additional questions or concerns from the Board.

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated May 27, 2026. Mr. Zurl noted that the Dillon Property was removed from Land Development. The Board reviewed the Open Space Minutes of April 14, 2026. Mr. Zurl reviewed the Parks and Recreation approved minutes from April 14, 2026. There were no additional comments or questions.

IV. HEARINGS

Sheetz Liquor License

Mr. Zurl stated that the hearing has already been opened at the previous meeting. Ms. Camp spoke indicating that this hearing was advertised for the June meeting. She brought exhibits as follows:

T-1 Proof of Publication. & Proof of Run Dates.

T-2 Inter-municipal Liquor License Transfer – Requested By Sheetz – Dated May 26, 2026

She then introduced the Mr. Gregory Szallar a representative for Sheetz. Mr. Szallar gave the reasoning behind needing to transfer the license into London Grove Township. He indicated the new Sheetz being built in London Grove Township was interested in selling beer, wine and mixed cocktails. Due to the required seating of 30 people it would be within its legal rights to sell alcohol. He indicated the exact times and the way the customer would be carded for verification of age. He indicated that all employees would be required for RAMP and TIPS training. Mr. Szallar asked for questions. Mr. Sipple asked if Sheetz was required to scan all IDs. Mr. Szallar indicated that it was a Sheetz requirement to scan ID's. Mr. Zurl opened up questions to the audience. Mr. James McNichol of 3 Worthington Drive asked if it was necessary to approve

another liquor license in the same vicinity of so many places that already have them. Ms. Camp interjected and made clarifications that this would be hard to deny for the Board and gave examples of areas such as the Borough of West Chester that had approved similar Resolutions to accommodate businesses. The hearing was closed at 7:29 PM.

A motion was made by Mr. Connors to approve the transfer of the restaurant liquor license No R-19984 into London Grove Township for Sheetz to be able to sell alcohol. A second was made by Mr. Sipple and passed with a vote of 4-0.

Avon Grove Charter School – Crossing Guard Ordinance

Mr. Zurl opened the hearing at 7:31PM. Ms. Camp spoke and explained the 2nd Class Township Provision for the Board of Supervisors to appoint crossing guards at or near schools. She explained that Avon Grove Charter School had requested to hire and supply their own crossing guards to be utilized during school functions. To do this an Ordinance would need to be written to transfer the responsibility for the hiring and oversight of school guards to Avon Grove Charter School. Ms. Camp explained that this hearing was advertised on June 30, 2026 and there was no additional exhibits. Mr. Zurl asked for any additional questions. Mr. Connors asked if we should extend this to the other schools in the township as well. Ms. Camp suggested that the other schools would need to come and request this from us if they were interested. The hearing was closed at 7:36 PM.

A motion was made by Mr. Connors to approve Ordinance 230 transferring the responsibility for hiring and oversight of school crossing guards to Avon Grove Charter School. A second was made by Mr. Sipple and passed with a vote of 4-0.

Date Center – Zoning Ordinance

Mr. Zurl opened the hearing at 7:38 PM. Ms. Camp explained the reasoning for the amendment to the zoning ordinance was to add definitions for Data Centers and to amend the purpose statement for the industrial district and to add a sub paragraph to allow data center and data center campuses by conditional use in the industrial district and to add parking requirements for data center and data center campuses. She explained that this ordinance is a proactive protection and there is not a data center coming into the area. There were multiple questions that were addressed. Mr. Sipple would like more information regarding the water usage. Mr. Battin explained the Municipal Authority would be in charge of that if the time came. Mr. Connors would like to add a section to define monitoring the noise of continuous generators. Mr. Jason Sadeghi, 23 Angelica Dr. asked for clarification that there was not a data center being proposed for this township. Ms. Camp verified this is an Ordinance to clarify what can be built if someone is interested in building in this township. Ms. Camp is going to red line the ordinance and add the additional language regarding noise testing and water impacts for the Board to review. The hearing was closed at 8:11.

V. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl said he had a meeting with PENNDOT. They discussed the left turn and the sidewalks. He indicated they were still working on the items that were found in the archeological dig. They have over 5000 artifacts to review. Mr. Lou Kaplan asked if there had been any additional discussion about the bike path and walk path across Rt. 1. There has not been much movement.

Chester Water Authority – Water Issues

Mr. Kinsey reported we are still on the same track for pump upgrades by Chester Water Authority. Sullivan Pump station should be completed by end of year.

Fire Company Merger Discussion

Mr. Connors gave an update stating that the next meeting would be next week and he would have more updates at the next Board Meeting.

Phorid Fly Discussion

No new updates.

DVRPC TCDI Grant – Update

Mr. Zurl stated we were approved for \$200,000. Mr. Lou Kaplan and Ken Battin have a meeting scheduled for 7/15 to finalize the scope.

SECCRA/ Speakman Agreement – Update

Ms. Camp spoke and stated that PECO was not going to approve the relocation of the lines. They did give an alternative. Ms. Camp has asked them to go back to the agreement and let's get this moving. Mr. Connors would like to have this completed by the end of August. Ms. Camp felt that we should know something before that time frame.

VII. LAND DEVELOPMENT PLANS**WAGABOX – SECCRA Waiver Approval**

Ms. Debra Shilski introduced the WAGA team. A presentation was given regarding the purpose of the WAGA BOX project. There were a few questions from the audience. Mr. Zurl indicated that the review letter from Mr. Dan Daley was a clean letter and all of the outstanding items had been met. Ms. Fanning spoke on behalf of the Planning Commission and stated the Planning Commission recommends this project to the Board of Supervisors due to their comfort level as the owner was willing to work with the township and make the recommended changes. This is a green project and although the township does not benefit economically we do benefit by using the latest technology in recycling gases. A motion was made by Mr. Connors to approve the waiver to Permit the submission of a combined preliminary and final land development plan as classified by section 22-402.B.(2).(E). A second was provided by Mr. Sipple and passed with a vote of 4-0.

WAGABOX – SECCRA Preliminary / Final Approval Resolution #883

A motion was made by Mr. Connors to approve Resolution #883 Granting the conditional approval of the preliminary /final subdivision and land developmet plan filed by WAGA Energy, Inc for Property owned by Southeastern Chester County Refuse Authority ("SECCRA") Lcoated at 219 Street Road, London Grove Township, Chester County Pennsylvania, Chester County Tax Parcel Nos. 59-1-3 and 59-1-6.3A. A second was made by Ms. Fanning and passed with at vote of 4-0.

**IX. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Extension Expires	NOTES	Update
Ha's Place Center 500 & 516 Hepburn London Grove West Apts WAGA SECCRA	Preliminary/Final Preliminary	1/31/2024 4/30/2025	9/9/2026 8/12/2026		
Hi Media	Preliminary / Final	2/25/2026 6/24/2026	6/10/2026 11/11/2026		

Development	Applications	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final Plan	12/22/2010	5/25/2031	4/27/2011	8/10/2011
Kaolin Mushrooms	Approved Final Plan	12/11/2018	4/4/2026	2/28/2018	4/4/2018
AG Charter School	Preliminary/Final	11/30/2022	5/10/2028	4/26/2023	5/10/2023
Campbell 146 Garden Station	Preliminary/Final	3/24/2024	8/14/2029	7/31/2024	8/14/2024
110 State Rd. AG Charter Café	Preliminary / Final	4/1/2025	7/9/2026	6/25/2025	7/9/2025
Yeatman Tract	Preliminary / Final	8/30/2023	8/14/2030	7/30/2025	8/14/2025
Cliff Anderson	Preliminary	6/30/2021	12/10/2030	10/29/2025	12/10/2025
Moxley Rd. Subdivision	Preliminary / Final	9/24/2025	12/10/2030	11/26/2026	12/10/2025
304 Valley Road	Preliminary/Final	1/31/2025	12/10/2030	11/23/2025	12/10/2025
1204 Gap Newport Pike – Sheetz	Preliminary	2/26/2025	12/10/2030	11/23/2025	12/10/2025
532 East Baltimore Pike	Preliminary	3/21/2025	4/8/2030	3/25/2026	4/8/2030

XII. PUBLIC NON-AGENDA ITEMS

Mr. Zurl asked for public comment of non-agenda items. There were none

ADJOURNMENT

A motion was made by Mr. Sipple to adjourn the meeting at 8:52 p.m., seconded by Mr. Connors and approved by a vote of 4-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary