

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
June 10, 2026 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning
Dave Connors
Michael Summerfield
Eric Sipple

STAFF PRESENT:

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

16 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, July 8, 2026 at 7:00 p.m., the meeting agenda deadline is Wednesday July 1, 2026 at noon. Mr. Zurl also announced that there were plants for sale in the lobby and all the proceeds go to the 501(c)3 Friends of the Park.

I. PUBLIC COMMENT

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

II. Historical Committee – Girl Scout Update

The Girl Scouts that have been working on the Solomon Cemetery project presented to the Board of Supervisors the upgrades and cleaning that has been accomplished. They showed a slide show that gave examples of the head stones that were found, cleaned and 1 was replaced with help from the Veterans Administration for a Civil War Veteran. The Scouts asked for help in designing the sign/marker that would be placed at the Cemetery. They gave a quick overview of the cost associated with the project of which the Township had already agreed to reimburse. Mr. Zurl and the Board commented the Scouts on the amazing job they did at Solomon's Temple Cemetery.

III. NEW BUSINESS

Matilda Pitman introduced herself and gave a quick background of her Eagle Scout Service Project idea. She indicated she would like to plant fruit trees to attract animals. She communicated the trees she chose to plant and gave reasoning for those specific trees. Matilda stated she would need some financial help if the project was approved by the Board. Mr. Zurl and Ms. Fanning inquired if she had this project approved by Mr. Kinsey and the Public Works staff. Mr. Kinsey stated that he and Mr. Nate Hughes approved the project and Mr. Hughes would be her point of contact. Ms. Fanning suggested that she look for additional ways to fund the project such as discounts from the trees and supply retailers. She might be able to get funding through donations from family and others that are supporting her journey. Ms. Fanning stated that she does agree with the project and helping to fund the project. Mr. Connors made a motion to approve Matilda Pitman's Eagle Scout Service Project. Seconded by Mr. Summerfield and passed with a vote of 5-0.

IV. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of May 13, 2026. There was a motion made by Mr. Connors to approve the minutes of May 13, 2026. Seconded by Mr. Summerfield and passed with a vote of 5-0.

V. REPORTS FOR MAY 2026

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for May 2026 prepared by Mr. Ward. Mr. Zurl stated this looked to be the highest revenue in the past 2 years. Mr. Battin stated it was the highest revenue month in the history of London Grove Township owning the course. Mr. Connors thanked Ken and the Golf Course staff for the great management that has been put in place.

Code Department

Mr. Zurl reviewed the Code Department reports for May 2025 prepared by Mr. Elwood. There were no additional comments or questions.

Public Works

Mr. Kinsey reviewed his report as presented along with the bridge report. He indicated the Glen Willow Bridge had acquired all the necessary easements. Due to the timing of ordering the materials the scheduling of this bridge will put the opening back to May/June 2027. The Inniscrone Club House was discussed as Mr. Kinsey updated the Board on the change orders that were being issued to mitigate some of the findings once the renovation started to take place.

Finance Department

Mr. Zurl reviewed the Financial Report for May 2026 that was prepared by Mrs. Kellett. Mr. Summerfield made a motion to accept the Financial Report as written. Seconded by Mr. Sipple and passed with a vote of 5-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. There were no comments from the Board Members.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for May 2026. Mr. Zurl noted that there were a lot more inspections for May. Mr. Summerfield inquired of why there were so many follow up inspections. Mr. Shannon was able to explain they were to follow up and make sure the safety corrections were made properly. There were no additional comments from the Board.

Southern Chester County EMS Report

There was no report for May.

DEP Odor Report

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

Right to Know Monthly Report

Mr. Zurl reviewed the Right-to-Know monthly report for May. There were no questions.

or concerns from the Board.

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated April 29, 2026. He asked Ms. Fanning to give a quick update on the meeting. Ms. Fanning stated that there was not much to report except the Sheetz Liquor License that would be addressed in this meeting as well. . Mr. Zurl reviewed the Parks and Recreation approved minutes from April 14, 2026.

VI. HEARINGS

Sheetz Liquor License

Mr. Zurl opened the hearing at 8:36pm. At the request of the applicate the hearing will remain open until the next Board of Supervisors meeting, July 8, 2026.

VII. FIRST BUSINESS

Sullivan Station HOA Sign in Right of Way

Mr. Zurl asked Mr. Kinsey to explain the placement of the sign. There was discussion regarding the party status at the hearing. After the discussion the vote of 5-0 was in favor of party status at the Zoning Hearing.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl indicated there were no new updates.

Chester Water Authority – Water Issues

Mr. Kinsey reported there has been no new information. The new pumps should be installed around the September time frame.

America 250

Ms. Maciejczyk stated that we would like to be included in the parade with the other surrounding townships. She will work on putting together a float to enter the parade.

Fire Company Merger Discussion

Mr. Connors gave a update stating that the monthly meeting was canceled as he is still gathering information and compiling additional data. He is going to forward articles that he has gathered to the Board Members for their review.

Phorid Fly Discussion

Mr. Connors indicated that he would like to try and apply for the next available grant that is available to try and help the farmers in our township.

VII. LAND DEVELOPMENT PLANS

558 E. Baltimore Pike – T-Ha Place – 90 Day Extension

A motion was made by Mr. Connors to accept the 90 day extension for the 558 E. Baltimore Pike Land Development Project. A second was made by Ms. Fanning and passed with a vote of 5-0.

WAGA Energy 15 day extension

Mr. Battin explained the reasoning behind the July 14, 2026 extension date. He indicated

they would be ready with a clean letter for the Planning Commission meeting in June and back in front of the Board of Supervisors for July for conditional approval. A motion was made by Mr. Sipple to approve the extension request. Seconded by Ms. Fanning and passed with a 5-0 vote.

**IX. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Extension Expires	NOTES	Update
Ha's Place Center	Preliminary/Final	1/31/2024	6/10/2026		
532 East Baltimore Pike	Preliminary	3/21/2025	6/10/2026		
500 & 516 Hepburn London Grove West Apts	Preliminary	4/30/2025	8/12/2026		
WAGA SECCRA	Preliminary / Final	2/25/2026	6/10/2026		

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
HI Media Labs	Preliminary	5/25/2023	2/8/2031	2/25/2026	3/11/2026

XII. PUBLIC NON-AGENDA ITEMS

Mr. Zurl asked for public comment of non-agenda items. Mr. Tim Root of West Grove Borough commented that he lives on N. Guernsey Rd near the Harmony Rd. intersection. There was a bad wreck last week and he is concerned with the speed on that stretch of the road. He wanted it bring it to the Boards attention to see if there was anything that could be done. Mr. Kinsey informed him that it was a PENNDOT road. He warned that a traffic study could bring a higher speed to that stretch of road if the study indicated a higher rate of speed from drivers. Mr. Battin suggested completed the on-line comments for PENNDOT and said they were quick to respond.

Ms. Madelyn Alvarino introduced herself to the Board of Supervisors and indicated she was running for State Representative in District 13. She wanted to introduce herself and see if the Board had any questions for her. There were none. The Board wished her good luck.

Mr. Curtis Janssen of 613 Martin Drive stated that there is a lark pine tree branch behind his home near the golf course. He would like to know whose responsibility it is to remove the limb. Shane and Ken both spoke and let him know that the ground crew took care of most of that but when the job was too big the Public Works Dept. would help out. Mr. Janssen stated this was not an emergency he just wanted to know the protocol.

ADJOURNMENT

A motion was made by Mr. Connors to adjourn the meeting at 8:35 p.m., seconded by Mr. Summerfield and approved by a vote of 4-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary