

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
August 12, 2026 – 7:00 P.M.  
Monthly Meeting**

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**MEMBERS PRESENT:**

Stephen Zurl  
Christina Fanning (7:05)  
Dave Connors  
Eric Sipple  
Michael Summerfield

**STAFF PRESENT:**

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

8 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, September 9, 2026 at 7:00 p.m., the meeting agenda deadline is Wednesday September 2, 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 July 8, 2026. There was a motion made by Mr. Sipple to approve the minutes of July 8, 2026. Seconded by Mr. Summerfield and passed with a vote of 4-0.

**III. REPORTS FOR JULY 2026**

**Inniscrone Golf Course**

Mr. Zurl reviewed the Golf Course report for July 2026 prepared by Mr. Ward. Mr. Zurl commented on the increasing amount of rounds that are being played even during the heat of July. There were no other questions or concerns.

**Code Department**

Mr. Zurl reviewed the Code Department reports for July 2026 prepared by Mr. Elwood. There were no other comments.

**Public Works**

Mr. Kinsey reviewed his report as presented along with the bridge report. Mr. Kinsey noted that the bridges were still on the same track to be completed. Steve mentioned an email he received noting the affect the federal government has had on the length of time it has taken to get approvals for the bridge work. Mr. Kinsey also noted that there was a water main break today on Chestnut Road that has residents of a specific area under a boil water alert.

### **Finance Department**

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

### **Pennsylvania State Police Monthly Report**

Mr. Zurl reviewed the State Police monthly report. Mr. Zurl noted that he has been in touch with the PSP with regards to additional traffic stops as they are getting ready for the school year and additional traffic on the roads.

### **Monthly Emergency Services/Fire Marshal Report**

Mr. Zurl reviewed the Fire Marshal report for July 2026. There was discussion regarding the inspections the Fire Marshal does for the community. Mr. Zurl commended Mr. Shannon for the amount of inspections and re-inspections to get the businesses up to code.

### **Southern Chester County EMS Report**

Mr. Zurl reviewed the July EMS report. He noted the annual meeting that was held in June at the London Grove Township Building. He indicated that he had the slide presentation and if anyone was interested he would be glad to share it. Mr. Summerfield mentioned the blood shortage.

### **DEP Odor Report**

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

### **Right to Know Monthly Report**

Mr. Zurl reviewed the Right-to-Know monthly report for July. There were no comments.

### **Boards and Commissions**

Mr. Zurl reviewed the approved minutes for the Parks and Recreation Board. He noted that the Master Plan was being worked on. He asked Ms. Maciejczyk to update the Board on the upcoming events that are being planned for the community. Ms. Maciejczyk gave a quick overview of the multiple community events starting with a community picnic on August 29.

## **IV. HEARINGS**

### **Clay Creek Road Parcel 59-8-184.3 & Parcel 59-8-186.2B**

Mr. Zurl opened the hearing at 7:28 PM. He turned it over to Mr. Battin. Mr. Battin explained the list of exhibits

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

T-2 Parcel 59-8-184.3 & Parcel 59-8-186.2B Appraisal

T-3 Map of the Property

Mr. Battin explained that the parcels would be bought with Open Space money. After the purchase of the land the Township would subdivide the property through the land development process and resell the home. Mr. Wayne DiFranchesco asked if the home had a separate appraisal from the land. He was told the appraisal was one as 1 and will be bought at the appraisal price.

The hearing closed at 7:38.

## **V. NEW BUSINESS**

### **Clay Creek Road – Parcel 59-8-184.3 & Parcel 59-8-186.B Purchase**

Mr. Battin stated that if the purchase of the Clay Creek Road parcels were approved it would be Resolution 885. A motion was made by Ms. Fanning to approve the purchase of Parcel 59-8-184.3 and Parcel 59-8-186.B with Open Space funds. To subdivide the property and resale the home after the subdivision was approved. A second was made by Mr. Connors and passed with a vote of 5-0.

### **Avon Grove Library Report**

Mr. David Payne gave the report for the Avon Grove Library through June 2026. Mr. Connors asked what formula was used to determine the amount that each municipality would pay each year for the library. After in depth discussion the Board of Supervisors requested Mr. Payne to request a formula from the trustees to determine the pay scale so all municipalities are paying equally.

### **Southern Chester County Fire and Rescue LSA Grant**

Mr. Guy Swift spoke on behalf of the Avondale Fire Department and indicated with the upcoming merger they would like to be proactive with upgrading some of the equipment that is due to expire. He is asking for reimbursable financial help to upgrade the air packs. The quote was in the \$700,000 dollar range but would be reimbursable after the grant was awarded. Ms. Fanning asked Mr. Battin if the Township had the resources to fund this grant. Mr. Battin explained that the funds were available if the Board of Supervisors were to approve the support of this grant. Mr. Connors would like to see that the other municipalities show support through letters during the grant process as well. Mr. Connors made a motion to support the submission of the LSA Grant application and authorize the funding of the required reimbursable costs associated with the project. To strengthen this grant application he would also like to see other participating municipalities provide support letters during the grant application process. A Second was made by Ms. Fanning and passed with a vote of 5-0

### **Avon Grove Homecoming Parade**

Mr. Kyle Christe spoke on behalf of the Avon Grove High School and described the road closure would be the same as past parades and during the times of 11am- 12pm. Mr. Zurl asked Mr. Kinsey if there would be any problems or issues for the Public Work Department. Mr. Kinsey indicated this has been done in the past with no issues. A motion was made by Ms. Fanning to allow Avon Grove High School to shut down State Rd as shown on the map from 11AM – 12 PM on September 26, 2026. A second was made by Mr. Summerfield and passed with a vote of 5-0.

## **VI. OLD BUSINESS**

### **Rt. 41 & Rt. 841 Roundabout Discussion**

Mr. Zurl stated an email had been reviewed with updated information. Mr. Lou Kaplan indicated the archeological report had been returned and was being reviewed. Mr. Zurl asked if there were any findings of interest. Ms. Mary Schlachter would like to review the findings for the historical committee if the owner would allow.

## **Fire Company Merger Discussion**

Mr. Connors provided an update regarding the municipal ad hoc meetings concerning the proposed fire company consolidation. Approximately 4-5 ad hoc meetings have been held as well as the 2027 budget presentation conducted by the fire companies. The new organization is expected to require additional paid staffing due to the continued decline in volunteers and increasing calls. Mr. Connors indicated that several of the participating municipalities expressed concerns that they may have difficulty meeting the fire and EMS funding obligations. A temporary two-year Intermunicipal Agreement (IMA) is currently being developed to establish a funding and governance structure for the new organization while the participating municipalities evaluate potential long-term options. There are other models being considered such as maintaining the current funding structure (status quo), establishing a Committee Model, or creating an Authority. Mr. Connors expressed concern that the status quo and Committee Model could continue to leave the organization vulnerable to underfunding and increased oversight by elected officials who may not fully understand emergency service operations. He noted that decisions to reduce or deny budget line items without fully understanding their operational impact could negatively affect response times and ultimately reduce the level of service that London Grove Township has established and come to expect. The IMA is approximately 70% complete and should be ready for review by the participating municipalities in October. Once the IMA is completed and executed, the municipalities will need to begin developing a permanent funding and governance structure. Mr. Connors recommends that an Authority Model be established. He stated that, in his opinion, an Authority would provide the best long-term solution for maintaining an appropriate level of fire and EMS service, minimizing the annual financial burden on taxpayers, and providing long-term financial and operational stability for the regional organization. The Board agreed to support moving forward with the temporary two-year IMA and utilizing Rob Brady as a consultant during the process. The Board also agreed that the Authority Model is the preferred long-term solution for the regional fire and EMS organization.

## **DVRPC TCDI Grant – Update**

Mr. Battin gave a quick update to the Board about the updated dates for the meetings. There were no questions from the Board.

## **SECCRA/ Speakman Agreement – Update**

Mr. Battin spoke and indicated that there was a meeting being held this week at SECCRA to determine what the outcome will be for the old agreement. Mr. Wayne DiFrancesco asked for an update on why the old agreement was not being upheld. Mr. Connors indicated that lawyers were involved and working for the best interest of the Township.

## **VII. NEW BUSINESS**

### **Glen Willow Bridge Precast Purchase**

Mr. Kinsey indicated he would like to get the Boards approval to purchase the Pre-Cast materials for the Glen Willow Bridge project. A motions was made by Ms. Fanning to approve the purchase of the pre-cast materials for the Glen Willow bridge project. A second was made by Mr. Sipple and passed with a vote of 5-0.

### **Chester County Hazard Mitigation Plan – Resolution 884**

A motion was made by Mr. Sipple to approve Resolution 884 for the Chester County Hazard Mitigation Plan. Seconded by Mr. Summerfield and passed with a vote of 5-0.

### **858 Easkey Lane – ZHB Hearing 8/13/2026 – Party Status**

Mr. Zurl gave a brief summary of the reasoning behind the hearing scheduled for August

13, 2026. After discussion with the other Board members it was decided that a letter would be sent to the Zoning Hearing Board in support of having a fence around the pool.

**239 W. Avondale Rd. – ZHB Hearing 9/17/2026 – Party Status**

Mr. Zurl gave a quick overview of the reasoning for the hearing. It was decided that the Board would not like to have party status for the hearing on September 17, 2026.

**VIII. LAND DEVELOPMENT PLANS**

**London Grove West – 180 Day Extension Request**

A motion was made by Mr. Connors to grant the 180 day extension request for the London Grove West Land Development Project. A second was made by Mr. Summerfield and passed with a vote of 5-0.

**WAGABOX – SECCRA Land Development Agreement**

A motion was made by Mr. Connors to approve the Land Development Agreement as written. A second was made by Ms. Fanning and passed with a vote of 5-0.

**IX. EXTENSIONS  
NO ACTION NEEDED**

| Development                                   | Application                      | Date Received          | Extension Expires     | NOTES | Update |
|-----------------------------------------------|----------------------------------|------------------------|-----------------------|-------|--------|
| Ha's Place Center<br>500 & 516                | Preliminary/Final<br>Preliminary | 1/31/2024<br>4/30/2025 | 9/9/2026<br>8/12/2026 |       |        |
| Hepburn London<br>Grove West Apts<br>Hi Media | Final                            | 6/24/2026              | 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. Mr. Wayne DiFrancesco inquired if there was any insight to the Keystone Collections for the local taxes. He was having trouble getting a follow up with regards to tax notices he had received. It was suggested he call back and try for another representative.

### **ADJOURNMENT**

A motion was made by Mr. Sipple to adjourn the meeting at 9:10 p.m., seconded by Mr. Summerfield and approved by a vote of 5-0.

Respectfully Submitted,

LaRain Catoia  
Township Secretary