

**PLANNING COMMISSION
MEETING MINUTES
April 30, 2025**

MEMBERS PRESENT:

Christina Fanning Pat Tucci
Todd Pawlowski Charlie Shock
Robert Vanella

STAFF PRESENT:

Kenneth Battin, Township Manager
Rain Catoia, Township Secretary

8 – Audience Members

I. CALL TO ORDER

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

II. PUBLIC COMMENT (on agenda items)

Mr. Shock called for public comment on agenda items. There was none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of March 26, 2025. Mr. Vanella made a motion to approve the meeting minutes of March 26, 2025 as presented, seconded by Mr. Pawlowski and approved by a vote of 5-0.

IV. PLAN EXTENSIONS

Mr. Vanella inquired about the progress of the Cliff Anderson Property. Comment was made by Mr. Battin that the project was up for an extension by the Board of Supervisors in the June Meeting. There were no other questions or concerns regarding the Active Developments.

Development	Application	Date Accepted	Expires
Needham Farms	Preliminary	March 15, 2005	July 21, 2025
Barbara Yeatman	Preliminary/Final	October 1, 2018	August 31, 2025
Cliff Anderson	Preliminary	June 30, 2021	June 6 2025
HiMedia Labs	Preliminary	May 25, 2023	August 12, 2025
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	June 30, 2025
Yeatman Tract	Preliminary	August 30, 2023	April 20, 2025
Ha Place 558 E. Baltimore Pike	Preliminary/Final	January 31, 2024	June 27, 2025
Gamache	Preliminary / Final	July 31, 2024	July 31, 2025
304 Valley Road	Preliminary / Final	January 31, 2025	April 29, 2025
1204 Gap Newport Pike – Convenience Store	Preliminary	February 26, 205	May 27, 2025
532 East Baltimore Pike	Preliminary	March 21, 2025	June 19, 2025
AG Charter School Cafeteria	Preliminary	April 1, 2025	June 30, 2025

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

Mr. Michael Shiring presented the new proposed cafeteria. He explained that the first set of plans has been submitted to the Township. The Township Engineer, Dan Dailey, has responded with a 9 page letter. The Planning Commission has not had a chance to review the comments before the meeting. Mr. Battin emailed the letter to the Planning Commission for their review at a later time and explained to the Planning Commission that the plans are not being rushed through and that the project is on the agenda for the April Meeting as acceptance and acknowledgement. Mr. Shiring talked through the review letter and made his comments. He commented on the storm water management, lighting and landscaping. Mr. Shiring explained that the Avon Grove Charter School would like to have this new addition ready and usable for the start of school in August 2026. The project will take approximately 12 months to complete. Mr. Shiring noted that there were 3 sections that are under zoning for the planning commission. Storage, trash removal and delivering supplies. Mr. Vanella asked if the dumpster and delivery areas were secure to keep students safe while they were traveling through the area. Mr. Shiring explained how the process works now and will continue once the new cafeteria is in place. Mr. Tucci made a motion to accept and acknowledge this project and a second was made by Mr. Vanella. Passing with a vote of 5-0.

Mr. Battin stated that the London Grove West Apartment Complex Plans had been submitted to London Grove Township. A motion was made by Mr. Tucci to accept the London Grove West Apartment Complex Plans and a second was made by Mr. Vanella. Passing with a vote of 5-0.

VI. AGENDA ITEMS

Ms. Allison Zarro presented the progress being made with the Yeatman Tract project. She explained the updates that was being made with traffic engineers, sewer and water design, etc. She explained that they are working with PENNDOT and know what the road improvements will be. She explained that PENNDOT was working in conjunction with both the Yeatman Project and Sheetz Project. Mrs. Fanning asked to see more details pertaining to the intersection and understand more of what PENNDOT was proposing. Mr. Vanella asked if the fact of foot traffic was taken into consideration with the new Sheetz that was being proposed. Mr. Battin stated that a sidewalk and ADA compliant traffic controls were being installed. Ms. Zarro indicated they had been to the Parks & Recreation Board and an Impact Fee was decided upon in court. The amount that would be paid per unit would be \$1,625.00.

VII. PUBLIC COMMENT (non-agenda items)

Mr. Shock called for Public Comment on non-agenda items. None were mentioned.

VIII. ADJOURNMENT

Mrs. Fanning made a motion to adjourn the meeting at 7:42 p.m., seconded by Mr. Vanella and approved by a vote of 5-0.

Respectfully Submitted,
LaRain Catoia
Township Secretary