PLANNING COMMISSION
MEETING MINUTES
June 25, 2025

MEMBERS PRESENT:

Kurt Engleman
Todd Pawlowski
Robert Vanella
Pat Tucci
Charlie Shock
Charlie Owens

STAFF PRESENT:

Kenneth Battin, Township Manager
Dawn Maciejczyk, Asst. Township Manager
Rain Catoia, Township Secretary

16 – 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 was none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of May 28, 2025. Mr. Tucci made a motion to approve the meeting minutes of May 28, 2025 as presented, seconded by Mr. Vanella and approved by a vote of 6-0.

IV. PLAN EXTENSIONS

Mr. Engleman inquired about anything that the Planning Commission should be aware of. Mr. Battin explained that the projects were all moving forward.

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	September 4, 2025
HiMedia Labs	Preliminary	May 25, 2023	August 12, 2025
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	December 27, 2025
Yeatman Tract	Preliminary	August 30, 2023	July 15, 2025
Ha Place 558 E. Baltimore Pike	Preliminary/Final	January 31, 2024	September 25, 2025
Gamache	Preliminary / Final	July 31, 2024	July 31, 2025
304 Valley Road	Preliminary / Final	January 31, 2025	July 28, 2025
1204 Gap Newport Pike – Convenience Store	Preliminary	February 26, 205	August 25, 2025
532 East Baltimore Pike	Preliminary	March 21, 2025	September 25, 2025
AG Charter School Cafeteria	Preliminary	April 1, 2025	September 28, 2025

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

Mr. Engleman stated that at this time there are no plans that need to be accepted.

VI. AGENDA ITEMS

HiMedia Labs Presentation – Mr. Jim Fritsch from Regester Associates along with Dr. John D'Errico from HiMedia Labs presented the updated plans to the Planning Commission. Mr. Fritsch presented a Waiver Request letter dated June 25, 2025 that was reviewed by the Planning Commission. After determining that 3 of the 5 waivers needed to be clarified and approved by the Municipal Authority a motion was made by Mr. Owens to recommend approval to the Board of Supervisors for §22-502.7.D NPDES Submission wavier and § 22-613.9.A sidewalk & trail waiver to exclude sidewalks and trails from this land development project. However the HOP permit plans do propose additional Right-of-way to provide room for the planned bicycle facility referenced in Chester County's Southern Chester County Circuit Trail Feasibility Study as well as additional room along the site frontage for a future sidewalk. A Second was made by Mr. Shock. The motion passes with a vote of 5-1. Mr. Pawlowski voted nay.

London Grove West Apartments Presentation – Ms. Andrea Finerosky updated the Planning Commission on the progress that her team is making with the London Grove West Apartments. She showed a site plan explaining the layout of the community and pictures of the proposed apartments. Ms. Finerosky indicated there would be 192 apartments and 62 garage/storage units available for rent. Mr. Vanella inquired about the breakdown of 1, 2 or 3 bedroom units. Ms. Finerosky stated that had not been decided at this time. The designs are about 90% complete. Mr. Engleman asked the status of the PENNDOT approvals and it was stated they are still in the works.

Sheetz – Lighting Discussion - Mr. Nate Fox from Obermayer Rebmann Maxwell & Hipple LLP spoke along with Travis North from Bohler Engineering regarding the foot candles and lighting comments that Dan Daley of EB Walsh made in his Review letter dated May 27, 2025. Mr. North presented drawings indicating the amount of light that will be seen at night. After the presentation Mr. Fox stated that no waiver was needed for the lighting. This was determined by the Township Solicitor. Mr. Fox addressed the request for reserved parking spaces. Mr. Engleman inquired why this would be needed and who would determine if these spaces were to be needed. He stated that these would be held "in case" the Township or Sheetz determined the need for additional parking. After discussion from the Planning Commission members it was determined this was acceptable with formal determination from the Zoning Officer.

Avon Grove Charter School – Cafeteria Presentation - Mike Shiring presented the latest improvements to the Avon Grove Charter School Cafeteria Project. The review letter from the Township Engineer was received June 25, 2025 just minutes before the meeting. The Planning Commission along with the Avon Grove Charter School Representatives read through the letter together. Mr. Shock questioned the outdoor lighting comments. It was clarified that the lights would be to illuminate the outdoor steps. All other comments were agreed upon between the Township and Mr. Shiring. Mr. Engleman suggested that this project would be ready to go to the Board of Supervisors for approval. Mr.

Vanella made a motion to recommend approval to the Board of Supervisors and a second was proposed by Mr. Shock. Passing with a vote of 6-0.

Yeatman Tract Preliminary / Final Approval Recommendation – Mr. Mike Shiring was representing Mr. T.R. Moser for the Yeatman Tract Discussion. Mr. Shiring discussed the review letter from Mr. Dan Daley dated June 24, 2025 reviewing the 5th Submission of the Project. Mr. Engleman indicated there were numerous issues that needed to be addressed with the Municipal Authority. Mr. Engleman and the Planning Commission would like the water / sewer items to be cleaned up and included on the drawings before Planning Commission approval. § 612.3.B.(1) (Item 25) was discussed and a motion was made by Mr. Tucci to recommend approval of this waiver request to the Board of Supervisors with the horizontal minimum center line radii for horizontal curves being approved as presented for Loop A and the Private Road. A second was made by Mr. Palowski passing with a vote of 6-0. Continuing the review of the letter from Mr. Daley the Landscaping section §502.9.H.(2) was discussed in depth regarding the replacement of street trees. Mr. Daley indicated in his letter that a waiver would be required as the plans are not consistent with the ordinance. After numerous questions and discussion a motion was brought by Mr. Owens to recommend approval to the Board of Supervisors for the waiver with 280 trees being the replacement number of street trees. A second was made by Mr. Tucci and it passed with a vote of 4-2. Mr. Vanella and Mr. Palowski voted nay. Mr. Shiring asked the Planning Commission if there were any outstanding items that should be addressed now so they could get clear direction on how to get approvals. Mr. Battin suggested the loose ends needed to be tied up so the presentation to the Planning Commission and the Board of Supervisors was clean. He also

VII. PUBLIC COMMENT (non-agenda items)

Mr. Engleman called for Public Comment on non-agenda items. Mr. Sigmond Fleck a representative of Ms. Nancy Truitt spoke up and introduced himself. He indicated that Ms. Truitt was working with Mr. Moser to push the Yeatman project along. He also indicated that in the near future he would be presenting some applications for subdivision of lots that Ms. Truitt owns.

VIII. ADJOURNMENT

Mr. Engleman made a motion to adjourn the meeting at 9:45 p.m., seconded by Mr. Vanella and approved by a vote of 6-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary