

**PLANNING COMMISSION
MEETING MINUTES
April 29, 2026**

MEMBERS PRESENT:

Charlie Owens
Charlie Shock
Bob Vanella
Pat Tucci
Chris Fanning
Todd Pawlowski

STAFF PRESENT:

Dawn Maciejczyk, Asst Township Manager
Rain Catoia, Township Secretary

4 – Audience Members

I. CALL TO ORDER

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

II. PUBLIC COMMENT (on agenda items)

Mr. Owens called for public comment on agenda items. There were none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of March 25, 2026. Mr. Vanella made a motion to approve the meeting minutes of March 25, 2026 as presented, seconded by Mr. Shock and approved by a vote of 6-0.

IV. PLAN EXTENSIONS

RED – Action Items

Development	Application	Date Received	90 Day Expires	Planning Commission Approval
Dillon Property (524 Gap Newport Pike)	Preliminary/Final	5/31/2023	6/25/2026	
Ha's Place Center	Preliminary/Final	1/31/2024	6/10/2026	
532 East Baltimore Pike - Bright	Preliminary	3/21/2025	6/10/2026	
London Grove West	Preliminary	4/30/2025	8/12/2026	
WAGA – SECCRA	Preliminary / Final	1/29/2026	5/26/2026	

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

Mr. Owens noted that there were no new plans that needed acceptance or acknowledgement.

VI. AGENDA ITEMS

Ms. Shulski, representing the WAGA Project gave a quick overview of the proposed land development project. Ms. Shulski indicated she and the WAGA team have meet with the London Grove Township staff and Engineers multiple times. The most recent meeting was to discuss the review letter from Mr. Dan

Daley dated March 23, 2026. She introduced Mike from the engineering firm representing the WAGA project to walk through the plan set. He presented plans to the Planning Commission. Mr. Tucci asked if the plans that are being presented are updated to the review letter dated April 28, 2026. After discussion between Ms. Shulski and Mike (representing the engineering firm) it was stated the plans do not reflect the latest review letter from Mr. Dan Daley. Mr. Tucci stated that not having updated plans was a “stopper” for him. Ms. Shulski justified the drawings not being updated by stating there are only a few details that need to be updated and a few additional pieces of information that is being requested by the Township Engineer. Mr. Vanella stated he would like to see a full set of plans that he can review that match the latest review letter so that questions can be asked and discussed. Mr. Shock gave an example of Section 406.3.C “to date supporting documentation has not been submitted for Township review”. He indicated that all documentation should be submitted and reviewed. Ms. Shilski indicated that it had been submitted and she felt like Dan Daley might not have received a copy. It was noted by Township staff that we had not received some of the documentation that is mentioned in the review letter. Ms. Fanning spoke with regards to the proper channels of submitting organized paperwork for distribution and review. Ms. Shulski indicated that the permit for DEP was being modified and is verbally confirmed. It is a matter of going the formal process. Ms. Fanning asked if the permit was final. Ms. Shulski stated No. Mr. Owens suggested they go back and make the revisions and get the appropriate paperwork in for review. There was no motion made.

VII. PUBLIC COMMENT (non-agenda items)

Mr. Owens asked if there were any non-agenda items for discussion. There were none.

VIII. ADJOURNMENT

Mr. Shock made a motion to adjourn the meeting at 7:20 p.m., seconded by Mr. Tucci. Passing with a vote of 6-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary