

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
September 9, 2026 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Dave Connors
Eric Sipple

STAFF PRESENT:

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

12 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, October 14, 2026 at 7:00 p.m., the meeting agenda deadline is Wednesday October 7, 2026 at noon.

I. PUBLIC COMMENT

Mr. Zurl asked for public comment on the agenda items. Mary Schlachter would like to express her concern regarding the resignation of 2 Board Members. Mr. Zurl stated the reason for the two resignations was both members were relocating to other areas and would not be living in the township.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of August 12, 2026. Mr. Zurl noted a correction be made in the New Business, Southern Chester County Fire and Rescue LSA Grant. The quote was in the \$700,000 range. A motion was made by Mr. Sipple to approve the minutes from August 12, 2026 with the correction made to the Southern Chester County Fire and Rescue LSA Grant. Seconded by Mr. Connors and passed with a vote of 3-0.

III. REPORTS FOR AUGUST 2026

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for August 2026 prepared by Mr. Ward. Mr. Zurl commented on the amount of rain in the month of August was a hinder on the rounds of golf. There were no other questions or concerns.

Code Department

Mr. Zurl reviewed the Code Department reports for August 2026 prepared by Mr. Elwood. He noted that there were still a good number of permits that were coming in. There were no other comments.

Public Works

Mr. Kinsey reviewed his report as presented along with the bridge report. Mr. Kinsey noted the storms throughout the month of August were a challenge with all the tree clean up. He

also indicated he had a meeting with Verizon to express his concerns with the amount of time it is taking for them to respond to trees on Verizon lines. He stated he is in the review process and might be making some changes to the response time for removing trees on Verizon lines. Mr. Battin spoke with regards to the bridge report. He informed the Board that he has been in contact with Christy Houlahan office once again. This time he was told that a new person was hired that would be dealing with legislation and how to make changes. Mr. Battin will be setting a meeting up with the newly hired person with hopes to make reasonable changes to push forward with completing the bridges in the township.

Finance Department

Mr. Zurl reviewed the Financial Report for August 2026 that was prepared by Mrs. Kellett. Mr. Sipple made a motion to accept the Financial Report as written. Seconded by Mr. Connors and passed with a vote of 3-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. He noted that nothing looked out of the ordinary.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for August 2026. There were no additional comments.

Southern Chester County EMS Report

Mr. Zurl reviewed the August EMS report. There were no additional comments.

DEP Odor Report

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

Right to Know Monthly Report

Mr. Zurl reviewed the Right-to-Know monthly report for August. There were none for the month of August.

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission minutes dated June 26, 2026, Open Space minutes dated June 9, 2026 and Parks and Recreation minutes dated July 14, 2026. Ms. Maciejczyk stated that the Parks and Recreation Committee and the Open Space Committee would be meeting together on October 30, 2026 to draw an understanding of how the two committees overlap and the roles that each committee play.

IV. HEARINGS

Zoning Ordinance Amendment – Data Center

Mr. Zurl opened the hearing at 7:20 PM. He turned it over to Ms. Camp to explain the reasoning behind the changes to the first hearing. She explained the additions that were requested by the Board of Supervisors.

A: Add definitions for Data Center, Data Center Accessory Use; Data Center Campus, Principal Building, Principal Façade, and Sensitive Receptor;

B:Regulating Data Centers and Data Center Campuses in the Industrial District by conditional use;

C:Adding bulk and lot regulations, and

D: Adding specific conditional use regulations, parking requirements and other regulations applicable to data centers.

E: Requiring a utility impact study;

F: Revised energy supply requirements, including annual electricity demand, sources of back-up power, documentation of efforts to maximize use of renewable and/or clean energy for electrical and cooling needs, including those to reduce the need for new electric generation, provisions relating to backup generators, and

G: Requiring conditional use approval of an on-site energy supply facility, including the use of an alternate energy system.

Ms. Camp listed the exhibits as the following:

T-1 Proof of Publication

T-2 Chester County Review Letter dated August 4, 2026

T-3 Ordinance 231 Data Center Ordinance

Ms. Camp asked if there were any questions from the Board. Mr. Sipple suggested that he has done a lot of research on this topic and feels the Board of Supervisors and Township staff are being proactive in protecting the community. Ms. Camp informed the audience that there is not a Data Center that is proposing to come into the community but we are proactively finding ways to protect the Township if it were an option for a Data Center.

Closed Hearing 7:27

V. NEW BUSINESS

Zoning Ordinance 231 – Data Center

Mr. Sipple made the motion to accept the Zoning Ordinance 231 as presented. Seconded by Mr. Connors and passed with a vote of 3-0.

Board of Supervisors Resignation Letter – Christiana Fanning

Mr. Zurl read the letter to the Board of Supervisors dated August 28, 2026. A motion was made by Mr. Connors to accept the recognition letter. A second was made by Mr. Sipple and approved 3-0.

Board of Supervisors Resignation Letter - Michael Summerfield

Mr. Zurl read the resignation letter from Mr. Summerfield to the Board of Supervisors dated August 31, 2026. A motion was made by Mr. Sipple to accept the letter and seconded by Mr. Connors. Passing with a vote of 3-0.

Set Meeting Date and Time for Special Meeting for Board of Supervisor Appointment

Mr. Zurl stated that a special meeting would need to be scheduled to appoint candidates to the 2 open positions. It was decided that the meeting would be set on September 22, 2026 at 7:00PM. All resumes of interested parties should be sent to Dawn Maciejczyk no later than September 21, 2026. These resumes will be reviewed by the existing Board of Supervisors and if they have any questions or need any clarifications it will take place at the public meeting, September 22, 2026.

Nomination and Election of Vice-Chair

Mr. Zurl stated that with the resignation of Ms. Fanning a new Vice-Chairperson would

need to be selected. Mr. Connors nominated Mr. Sipple to be the Vice-Chairperson. Seconded by Mr. Zurl and passing with a vote of 3-0.

VI. OLD BUSINESS

Rt. 41 & Rt. 841 Roundabout Discussion

Mr. Zurl indicated the archeological report had been returned and was being reviewed. Ms. Mary Schallchter has started to review the findings for the historical committee. At this point the findings are a lot of broken pieces.

Fire Company Merger Discussion

Mr. Connors provided an update regarding the municipal ad hoc meetings concerning the proposed fire company consolidation. Mr. Connors made the suggestion that the top funding townships should get more votes. This was rejected by the other municipalities. London Grove Township would be one of the top paying townships.

DVRPC TCDI Grant – Updated and Appointment of Board Member

Mr. Battin gave a quick update to the Board about the updated dates for the meetings. There was a recommendation from Mr. Connors for Mr. Sipple to be the appointed Board Member for these meetings. He suggested how eager he has been to jump in and learn new processes and this would be a new undertaking for him. Mr. Zurl seconded the nomination. Passing with a vote of 3-0. Mr. Sipple accepted the nomination.

SECCRA/ Speakman Agreement – Update

Mr. Battin and Mr. Zurl spoke indicating things are on the right track. Although not much can be discussed openly the agreement should be finalized soon and the property should be turned over to London Grove Township.

VII. NEW BUSINESS

Resolution 866 Statewide Local Share Assessment Grant

Mr. Connors explained Resolution 886 was approved last month after Mr. Guy Swift asked for the Townships help to front the money for key safety equipment the fire department needs to be upgraded for their safety. After the grant money is secured it will be repaid to the Township. The approximate timing should be 30 days. A motion was made by Mr. Sipple to approve Resolution 866. Seconded by Mr. Connors and passed with a vote of 3-0.

Approval Of Fund Transfers

A motion was made by Mr. Connors to approve the fund transfers as stated on the memo from Mr. Ken Battin dated September 2, 2026. Seconded by Mr. Sipple. Passing with a vote of 3-0.

2027 Budget Workshop discussion and scheduling of Special Meeting

Mr. Battin indicated that he and the staff have been working to getting the 2027 Budget ready for the Boards review. With the new Board Members being appointed before the budget review he would like to hold a workshop for them to understand how the budget is approached each year and why it is important to reach a balanced budget.

VIII. LAND DEVELOPMENT PLANS

Ha Place – 90 Day Extension Request

A motion was made by Mr. Connors to grant the 90 day extension request for the Ha's Place Development Project. A second was made by Mr. Sipple and passed with a vote of 3-0.

SHEETZ – Amended Plans Approval

Mr. Zurl read the recommendation from the Planning Commission dated August 26, 2026 indicating that Sheetz would like to remove the drive-thru window and only have a mobile pickup lane. Without any discussion Mr. Connors made a motion to approve the amended plans as approved by the Planning Commission on August 26, 2026. Seconded by Mr. Sipple and approved by a vote of 3-0.

Hi Media Waiver Approval

Mr. Zurl read the waiver recommendation to the Board of Supervisors. He explained the Planning Commission approved this waiver as well as the Township Engineer. A motion was made by Mr. Sipple to approve the waiver. A second was made by Mr. Connors and passed with a vote of 3-0.

Hi Media Final Land Development Approval

Mr. Zurl indicated that Hi Media was looking for final approval for the Hi Media Land Development Project. A representative from Regester Associates spoke on behalf of Hi Media and requested a waiver for the "fee in lieu of" for the removal of trees for stormwater management. Mr. Connors asked Mr. Battin his opinion of this request. Mr. Battin stated that the expense of the water sewer lines were a burden that the owner is overtaking. He has no problem with the dismissal of the tree fee. A motion was made by Mr. Connors to approve the final land development plans to include the waiver regarding the trees. A second was made by Mr. Sipple and passed with a vote of 3-0.

IX. EXTENSIONS NO ACTION NEEDED

Development	Application	Date Received	Extension Expires	NOTES	Update
Ha's Place Center 500 & 516	Preliminary/Final Preliminary	1/31/2024 4/30/2025	9/9/2026 8/12/2026		
Hepburn London Grove West Apts					
Hi Media	Final	6/24/2026	11/11/2026		
532 E. Baltimore Pike (Bright)	Final	8/26/2026	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	12/11/2018	4/4/2026	2/28/2018	4/4/2018

	Plan				
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. Ms. Mary Schlachter spoke regarding an unfriendly man she ran into at the park. She was concerned about his dog being off leash and the demeanor of the man towards her.

Ms. Debra Rosenfeld spoke regarding a power outage at Giant in Jennersville. She mentioned the enormous cost of food that had to be thrown out due to not having a generator. Mr. Zurl indicated that it could be a corporate decision or could be something that was decided when they were building that building in Penn Township.

ADJOURNMENT

A motion was made by Mr. Sipple to adjourn the meeting at 8:25 p.m., seconded by Mr. Connors and approved by a vote of 3-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary