

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
September 13, 2023 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
David Connors
Christina Fanning
Megan Mraz

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Assistant Township Manager
Shane Kinsey, Director of Public Works
6 Audience Members

CALL TO ORDER:

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

ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS

Mr. Zurl announced the next regularly scheduled meeting takes place on October 11, 2023 at 7:00 p.m., the meeting agenda deadline is October 4, 2023 at noon.

Mrs. Megan Mraz was appointed as the new Township Supervisor on August 29, 2023. She was sworn in at the Township Office on August 31, 2023.

I. PUBLIC COMMENT

Mr. Zurl called for Public Comment on agenda items. There was none.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of August 9, 2023. Mrs. Fanning made a motion to approve the meeting minutes of August 9, 2023 as presented, seconded by Mr. Connors and approved by a vote of 4-0.

The Board reviewed the meeting minutes of August 29, 2023. Mr. Connors made a motion to approve the meeting minutes of August 29, 2023 as presented, seconded by Mrs. Fanning and approved by a vote of 4-0.

III. REPORTS FOR AUGUST 2023

Inniscrone Golf Course

Mr. Zurl reviewed the Inniscrone Golf Course report, prepared by Mr. Ward. There were no questions from the Board.

Code Department

Mr. Zurl reviewed the Codes Department report, prepared by Mr. White. There were no questions from the Board.

Public Works

Mr. Kinsey presented the Public Works Department report. There were no questions from the Board.

Finance Department

Mr. Zurl reviewed the Financial Report for August 2023, prepared by Mrs. Kellett. There were no questions from the Board. Mrs. Fanning made a motion to approve the August 2023 report as presented, seconded by Mr. Connors and approved by a vote of 4-0.

Pennsylvania State Police Report

Mr. Zurl reviewed the Pennsylvania State Police report. There were no questions from the Board. Mr. Connors asked that Mrs. Maciejczyk formally invite Lt. Steele from the Pennsylvania State Police to the 300th Anniversary Celebration.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Emergency Services/Fire Marshal report. There were no questions from the Board.

Southern Chester County EMS Report

Mr. Zurl reviewed the Southern Chester County EMS report. There were no questions from the Board.

Monthly Right-to-Know Report

Mr. Zurl reviewed the monthly Right-to-Know report. There were no questions from the Board.

DEP Odor Report

Mr. Zurl reviewed the DEP Odor report. There were no questions from the Board.

Boards and Commissions

Community Day/300th Anniversary Celebration

Mrs. Maciejczyk announced that the Parks and Recreation Committee were unable to make it to the meeting this evening but sent an update. They have roughly collected \$7,000 for the event and have lots of fun things planned.

Mr. Zurl announced the vacancies on several Boards and Commissions.

Inniscrone Golf Course Advisory Committee (5), Township Auditors (3), Environmental Advisory Board (3), Tree Committee (4), Historical Commission (2), Agricultural Security Area (2), Uniform Construction Code Board of Appeals (3), Uniform Construction Code Board of Appeals Alternate (2),

IV. HEARINGS

V. FIRST BUSINESS

London Grove Township MMO

Mrs. Fanning made a motion to approve the 2024 London Grove Township MMO, seconded by Mrs. Mraz and approved by a vote of 4-0.

London Grove Municipal Authority MMO

Mrs. Mraz made a motion to approve the 2024 London Grove Municipal Authority MMO, seconded by Mrs. Fanning and approved by a vote of 4-0.

VI. OLD BUSINESS

VII. NEW BUSINESS

Set Date for Conditional Use Hearing London Grove West

Mr. Battin explained that the Township received a conditional use hearing application for London Grove West for an apartment complex. We need to set a date for that hearing. The Board discussed and set a tentative date of October 11, 2023 at 6:00 p.m. Mr. Battin will check with the Township Solicitor as well as the applicant to see if that date works for everyone.

VIII. LAND DEVELOPMENT

PLANS:

Cliff Anderson 90-Day Extension till December 16, 2023

Mrs. Fanning made a motion to approve the Cliff Anderson 90-day extension till December 16, 2023 as requested, seconded by Mrs. Mraz and approved by a vote of 3-1. Mr. Connors voted nay.

Chester County Intermediate Unit Plans for the former Fred S. Engle Middle School Discussion

Mr. Joe Lubitsky, a representative from the CCIU, presented the renovation plans for the former Fred S. Engle Middle School and the student programs that the CCIU plans to operate there. There was a discussion between the Board and Mr. Lubitsky as to what some of the programs were such as the Migrant Education Offices, and the food and clothing bank. Another question was how are the adult students being kept separate from the children students. Will there be background checks on the adult students? Mr. Lubitsky explained the floor plans and how the two education levels children and adults would be kept separate. Mr. Connors asked Mr. Battin to check with the Township Solicitor on some of these things to make sure that we are doing things correctly.

**XI. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	90 Day Expiration	Planning Commission Approved
Needham Farms	Preliminary	March 15, 2005	October 25, 2023	
Barbara Yeatman	Preliminary/Final	October 1, 2018	December 4, 2023	
Cliff Anderson	Preliminary	June 30, 2021	December 16, 2023	90 day was above
HI Media Labs	Preliminary	May 25, 2023	November 21, 2023	
524 Gap Newport Pike (Dillon Property)	Preliminary/Final	May 31, 2023	November 27, 2023	
Yeatman Tract	Preliminary	August 30, 2023	November 28, 2023	

Development	Application	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final	December 22, 2010	May 25, 2024	April 27, 2011	August 10, 2011
Kaolin Mushrooms	Approved Final Plan	December 11, 2018	April 4, 2026	February 28, 2018	April 4, 2018
Marks Properties	Approved Final	February 26, 2020	December 2, 2025	November 18, 2020	December 2, 2020
Avon Grove Charter School	Preliminary /Final	November 30, 2022	May 10, 2028	April 26, 2023	May 10, 2023

XII. PUBLIC COMMENT NON-AGENDA ITEMS

Mr. Randy Hull, 611 Martin Drive, asked that at the intersection of Whitestone and Garden Station Road on the hill at the top he would like a side street sign put in stating intersection coming up. He stated that with this being a senior community some of their reflexes are not what they used to be and there have been many close calls. Mr. Kinsey explained that

prior to installing any official traffic signage in the state of Pennsylvania we are required to perform a traffic study to verify that the sign is “warranted”. Mr. Kinsey stated that they did perform an unofficial traffic study to see if there was a potential for the requested sign. There are several things that are looked at including but not limited to: intersection geometry, crash history, traffic speeds and traffic volume.

The road geometry of the intersection appears to meet all requirements, the required sight distance is 260 feet and the actual field measured distance provided is 367 feet. There is no exceptions provided for senior communities, all licensed drivers in Pennsylvania are held to the same standards. In looking through the crash data there have been no reported crashes at that intersection in the last 10 years. The traffic counts for all legs are low and the speeds are slightly above the speed limit.

The concern with “too frequent use” is more a global concern. It has been shown that the overuse of signage has led to a diminished effectiveness of signage. Today, most signage, especially warning signs are ignored now by the motoring public.

Mr. Kinsey stated now with all of that being said we can look at increasing the line widths from 4 inch to 6 inch along that strip to give the illusion that the road is narrowing thus causing people to slow down. This has proven to work on other Township roads.

Mr. Hull also stated that people are blowing through the stop sign at Whitestone and Martin Drive. Is there anything we can do there? Mrs. Mraz stated I have driven through there and with cars parked along the roadway it does make it difficult to see that stop sign. Mr. Battin stated that the cars are not supposed to be parked on Township Roads which is creating the problem. He stated we can maybe look at painting a crosswalk at the stop sign, which should be warranted as a continuation of the sidewalks. Mr. Kinsey stated that he will look at it.

ADJOURNMENT

A motion was made by Mrs. Mraz to adjourn the meeting at 8:15 p.m., seconded by Mrs. Fanning and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary