

**PLANNING COMMISSION  
MEETING MINUTES  
May 29, 2024**

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**MEMBERS PRESENT:**

Charlie Owens            Kurt Engleman  
Lee Irwin                 Robert Vanella  
Pat Tucci                 Christine Fanning

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Assistant Township Manager

**I. CALL TO ORDER**

Mr. Engleman called the public meeting to order at 6:59 p.m.

**II. PUBLIC COMMENT (on agenda items)**

Mr. Engleman called for public comment. There was none.

**III. APPROVAL OF MEETING MINUTES**

The Planning Commission reviewed the meeting minutes of April 24, 2024. Mr. Tucci made a motion to approve the meeting minutes of April 24, 2024 as presented, seconded by Mr. Vanella and approved by a vote of 6-0.

**IV. PLAN EXTENSIONS**

Mr. Engleman reviewed the plan extensions for:

Development	Application	Date Accepted	90 Day Expires
<b>Needham Farms</b>	Preliminary	March 15, 2005	July 21, 2024
<b>Barbara Yeatman</b>	Preliminary/Final	October 1, 2018	September 4, 2024
<b>Cliff Anderson</b>	Preliminary	June 30, 2021	September 9, 2024
<b>Dillon Property 524 Gap Newport Pike</b>	Preliminary/Final	May 31, 2023	August 25, 2024
<b>Yeatman Tract</b>	Preliminary	August 30, 2023	July 22, 2024
<b>HiMedia Labs</b>	Preliminary	May 25, 2023	August 17, 2024
<b>Ha Place 558 E. Baltimore Pike</b>	Preliminary/Final	January 31, 2024	June 29, 2024
<b>146 Garden Station Road</b>	Preliminary/Final	March 24, 2024	June 22, 2024

**V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT**

**VI. AGENDA ITEMS**

**Input on Chatham Roundabout Discussion**

Mr. Battin explained that this is coming back to the Planning Commission again because we need to give input to the Board of Supervisors for the Route 41/841 intersection. After much discussion the Planning Commission made a recommendation on the below:

- All the work shall not negatively impact the Historical significance of the Village.
- PennDOT shall design and implement guidelines outlined within the “Village Preservation Guide”, produced by the Chester County Planning Commission, to the best of their ability.
- Accommodate bike and pedestrian traffic.
- Sidewalk, recommendation is to limit the sidewalk to one side of Rt. 41. Suggested maintaining the existing sidewalk along the South/West side of Rt. 41.

- Bikeway, maintain able to travel by bike via London Grove Road.
- Lighting, all light shall conform to Dark Sky design standards.
- All lamp posts shall meet Township standards, Spring City Electric, Style-Northampton Pedestrian with Villa Top. Color Black.
- Luminaire, shall be Spring City Electric, Style-Richmond. Color Black.
- All utility pole mounted lighting shall conform to Dark Sky design standards, housing and masts shall be black.

The above motioned recommendation was made by Mr. Engleman and seconded by Mr. Owens and approved by a vote of 6-0.

#### **VII. PUBLIC COMMENT (non-agenda items)**

Mr. Engleman called for public comment. Mrs. Fanning stated that she wanted to talk about the Solomon's Temple Cemetery on Guernsey Road. A group of Girl Scouts presented at the last Board meeting with an idea to rejuvenate and clean up the dilapidated cemetery on Guernsey Road. The problem is at this time the Township does not own the property. We were ordered by a judge in 1965 to take over the maintenance of the cemetery with a budget of \$200.00 a year. The Township has been cutting the grass at the cemetery but that is all. Mrs. Fanning asked how the Planning Commission felt about the Township petitioning the courts to own the property so that it can be properly fixed and maintained. The Planning Commission agreed that they feel the Township should take ownership of the property.

Mr. Engleman made a motion that an important part of the Comprehensive Plan is recognizing and preserving all history in the area, this project strongly aligns with the Comprehensive Plan, seconded by Mr. Tucci.

#### **VIII. ADJOURNMENT**

Mr. Tucci made a motion to adjourn the meeting at 8:01 p.m., seconded by Mr. Irwin and approved by a vote of 6-0.

Respectfully submitted,

Dawn Maciejczyk  
Township Secretary