

**PLANNING COMMISSION  
MEETING MINUTES  
September 25, 2024**

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**MEMBERS PRESENT:**

Charlie Owens                      Kurt Engleman  
Charlie Shock                      Robert Vanella  
Christiana Fanning

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Assistant Township Manager  
Rain Catoia, Township Secretary  
1 – Audience Member

**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. There was none.

**III. APPROVAL OF MEETING MINUTES**

The Planning Commission reviewed the meeting minutes of July 31, 2024. Mr. Engleman made a motion to approve the meeting minutes of July 31, 2024 as presented, seconded by Ms. Fanning and approved by a vote of 5-0.

**IV. PLAN EXTENSIONS**

Mr. Engleman reviewed the plan extensions for:

Development	Application	Date Accepted	Expires
<b>Needham Farms</b>	Preliminary	March 15, 2005	January 21, 2025
<b>Barbara Yeatman</b>	Preliminary/Final	October 1, 2018	March 4, 2025
<b>Cliff Anderson</b>	Preliminary	June 30, 2021	December 8, 2024
<b>Dillon Property 524 Gap Newport Pike</b>	Preliminary/Final	May 31, 2023	October 29, 2024
<b>Yeatman Tract</b>	Preliminary	August 30, 2023	October 20, 2024
<b>HiMedia Labs</b>	Preliminary	May 25, 2023	February 13, 2025
<b>Ha Place 558 E. Baltimore Pike</b>	Preliminary/Final	January 31, 2024	December 29, 2025
<b>Gamache</b>	Preliminary / Final	July 31, 2024	July 31, 2025
<b>Butler – London Way</b>	Preliminary / Final	September 25, 2024	December 24, 2024

**V. ACTIVE DEVELOPMENTS**

Mr. Battin requested that a list of projects be added so the Planning Commission could be advised of what information was coming down the pipeline.

**VI. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT**

**Butler Family Partnership– London Way**

Mr. Engleman inquired about the project. Mr. Battin explained it was a land swap. They will be moving land around between property owners. Each land owner will end up with the same amount of land. Mr. Battin suggested the land owners might be preparing to be create a secondary access to Glen Willow Rd. This could be preparation for development. Mr. Battin recommend putting a caveat with the recommendation to the Board of Supervisors as follows *“This is based on lot line changes only, we cannot stipulate on anything further without knowing what future planning might entail”*. The Planning Commission acknowledged the receipt of the plans and that at the next meeting we should have more information after the review from the Township Engineer.

**VII. AGENDA ITEMS**

**VIII. PUBLIC COMMENT (non-agenda items)**

**Yeatman Track Development – non-agenda items**

Mr. Battin wanted to bring to the Planning Commissions attention information that he has received regarding the Yeatman Tract. He received a Traffic Engineering review for the Yeatman Tract Development. This review recommends a change in the configuration of the intersection. The review has been sent to the Yeatman Development Engineer for review and comment. Yeatman Development – Loop A is a private road. We want to take proper measures so down the road if the Township needs to take over it will meet our specifications. They have revised the plans to meet some of our recommendations.

Mr. Engleman called for Public Comment on non-agenda items. None were mentioned.

**IX. ADJOURNMENT**

Mr. Vanella made a motion to adjourn the meeting at 7:15 p.m., seconded by Ms. Fanning and approved by a vote of 5-0.

Respectfully submitted,

LaRain Catoia  
Township Secretary