

**PLANNING COMMISSION  
MEETING MINUTES  
July 30, 2025**

---

**MEMBERS PRESENT:**

Pat Tucci                      Charlie Owens  
Todd Pawlowski          Charlie Shock  
Robert Vanella

**STAFF PRESENT:**

Kenneth Battin, Township Manager  
Dawn Maciejczyk, Asst. Township Manager  
Rain Catoia, Township Secretary

7 – 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. Mary Schlachter would like for the Planning Commission be brought up to speed on the application and background of the Cliff Anderson Project. Mr. Battin explained to the Planning Commission that this project is up for an extension with the Board of Supervisors. The project is in a redesign stage to split the project into 2 separate phases.

**III. APPROVAL OF MEETING MINUTES**

The Planning Commission reviewed the meeting minutes of June 25, 2025. Mr. Tucci made a motion to approve the meeting minutes of June 25, 2025 as presented, seconded by Mr. Vanella and approved by a vote of 5-0.

**IV. PLAN EXTENSIONS**

Development	Application	Date Accepted	Expires
Needham Farms	Preliminary	March 15, 2005	January 17,2026
Barbara Yeatman	Preliminary/Final	October 1, 2018	August 31, 2025
Cliff Anderson	Preliminary	June 30, 2021	September 4, 2025
HiMedia Labs	Preliminary	May 25, 2023	February 8, 2026
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	December 27, 2025
Yeatman Tract	Preliminary	August 30, 2023	August 15, 025
Ha Place 558 E. Baltimore Pike	Preliminary/Final	January 31, 2024	September 25, 2025
Gamache	Preliminary / Final	July 31, 2024	July 31, 2026
304 Valley Road	Preliminary / Final	January 31, 2025	October 26, 2025
1204 Gap Newport Pike – Convenience Store	Preliminary	February 26, 205	August 25, 2025
532 East Baltimore Pike	Preliminary	March 21, 2025	September 25, 2025
London Grove West	Preliminary	April 30, 2025	January 25, 2025

**V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT**

Mr. Owens stated that at this time there are no plans that need to be accepted.

**VI. AGENDA ITEMS**

**Sheetz – Street Tree Discussion** – Mr. Owens stated that Sheetz would like to postpone until next month.

**Sheetz Waiver Request** – Mr. Owens stated that Sheetz would like to postpone this until next month also.

**Yeatman Tract - Final Land Development Recommendation** – Ms. Alyson Zarro spoke as the Yeatman Tract spokesperson. Ms. Zarro explained to the Planning that the Municipal Authority approved the sewer and water at a meeting held on Monday July 28, 2025. She discussed Dan Daley's review letter dated July 28, 2025. There was detailed discussion regarding the clear site triangle along Moxley. Ms. Zarro indicated this would be shown on the plans after a waiver was approved. Ms. Nancy Truitt spoke up regarding the Avondale State Police Barracks. She indicated that due to safety reasons all trees and brush be removed from Moxley Road along the Police Barracks. Lieutenant Dan Covert from the Avondale State Police spoke regarding the building safety and how he would request the Township work with the State Police for their safety. Mr. Owens suggested that the owner look for other areas within the community to place the trees that were being removed from the Moxley Road area. Ms. Zarro stated that the HOP is back in for review and they are optimistic this will be completed by the end of August. All other open comments are primarily administrative and will be corrected on the plans. Mr. Shock asked how the Planning Commission would know if all the administrative items were cleaned up on the plans. Mr. Battin explained that additional reviews would be done by the appropriate Township Engineer and the drawings would be sent thru a final review before they were signed by the Planning Commission and Board of Supervisors.

Mr. Owens made a motion to accept the waiver of making a clear sight triangle and use PENNDOT regulations for the Moxley Rd & Rt. 41 Intersection and another waiver to remove the street trees along the entrance of the Moxley Rd Easement and around the back of the State Police Barracks. The trees that are not being installed will be relocated in other areas around the community. The motion was made by Mr. Tucci and a second was made by Mr. Palowski. Both waivers passed with a vote of 5-0.

Mr. Owens would entertain a motion that the Planning Commission would approve the Yeatman Tract Plans contingent on the final plans being reviewed by, Dan Daley of EB Walsh & Assoc, Peter O'Halloran, PE, PTOE of Carroll Engineering Corporation and Samuel Dever, P.E. of Hydraterra Professionals and incorporate any and all mentioned comments into the final plans before they are recorded. The motion was made by Mr. Tucci and a second was made by Mr. Vanella. Passing with a vote of 5-0.

**PLANNING COMMISSION  
MEETING MINUTES  
July 30, 2025**

---

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

Mr. Owens call for any public comment on non-agenda items. There were none.

**VIII. ADJOURNMENT**

Mr. Vanella made a motion to adjourn the meeting at 8:46 p.m., seconded by Mr. Tucci. Passing with a vote of 5-0.

Respectfully Submitted,

LaRain Catoia  
Township Secretary