

**PLANNING COMMISSION
MEETING MINUTES
August 27, 2025**

MEMBERS PRESENT:

Pat Tucci Charlie Owens
Todd Pawlowski Charlie Shock
Christina Fanning Kurt Engleman

STAFF PRESENT:

Kenneth Battin, Township Manager
Rain Catoia, Township Secretary

8 – Audience Members

I. CALL TO ORDER

Mr. Engleman called the public meeting to order at 7:05 p.m.

II. PUBLIC COMMENT (on agenda items)

Mr. Engleman called for public comment on agenda items. There were none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of July 30, 2025. Mr. Tucci made a motion to approve the meeting minutes of July 30, 2025 as presented, seconded by Mr. Shock and approved by a vote of 6-0.

IV. PLAN EXTENSIONS

Development	Application	Date Accepted	Expires
Needham Farms	Preliminary	March 15, 2005	January 17,2026
Barbara Yeatman	Preliminary/Final	October 1, 2018	February 28,2026
Cliff Anderson	Preliminary	June 30, 2021	December 3, 2025
HiMedia Labs	Preliminary	May 25, 2023	February 8, 2026
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	December 27, 2025
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	October 24, 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. Engleman stated that at this time there are no plans that need to be accepted.

VI. AGENDA ITEMS

Sheetz – Waiver Request

Mr. Nate Fox spoke on Sheetz behalf and explained that they would like to review the requested Waivers. There was discussion regarding the street trees along Moxley Drive. Mr. Fox introduced Lieutenant Dan Covert from the Avondale State Police who requested the Planning Commission support his efforts in requesting the street trees be removed from the Moxley Road area. This would be a safety issue for the State Police Barracks. The Planning Commission agreed to support the Police in any way needed. Sheetz also agreed to help. It was discussed to move some of the trees from the Moxley Road Sheetz entrance area, back and reconfigure to help with the line of sight for the Barracks. Mr. Engleman would like to make sure to include the entrance of Moxley Road in the modifications to the street trees. It is understood by all parties that the safety of the police barracks is priority and the trees will be reconfigured on the Sheetz property to meet the requirements of the waiver. Mr. Fox would like for this to be an approval and for Sheetz to be bound to the agreement. A motion was made to accept the waiver request by Mr. Tucci. Mr. Shock made a second. Passing with a vote of 6-0.

Sheetz – Preliminary /Final Land Development Recommendation

Mr. Ken Battin explained to the Planning Commission that a review letter from the Township Engineer had come in today. He had reviewed the letter and cleared up some of the zoning issues. Mr. Fox and Mr. Bock, represented Sheetz and reviewed the letter dated August 28, 2025 and addressed the high lights of the letter. Mr. Engleman asked for any questions from the Planning Commission. There were none. Mr. Owns made a motion to recommend the Preliminary / Final Land Development be passed along to the Board of Supervisors for their approval subject to including the items discussed from the letter dated August 27, 2025. A second was made by Mr. Tucci and it passed with a vote of 6-0.

304 Valley Rd – Sewage Facilities Planning Module

Mr. Battin explained the sewage facilities module from the 304 Valley Rd project. He indicated that the Chester County Health Department was also reviewing the module. The Planning Commission acknowledged reviewing the plan.

532 E. Baltimore Pike Groundwater Protection Area Carbonate Investigation – Discussion

Mr. Battin explained the reasoning behind the investigation. He also explained that this property was not in the protected area. The Planning Commission acknowledged receipt of the information.

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VII. PUBLIC COMMENT (non-agenda items)

Mr. Engleman asked for any public comment on non-agenda items. There were none.

VIII. ADJOURNMENT

Mr. Shock made a motion to adjourn the meeting at 7:35 p.m., seconded by Mr. Owens. Passing with a vote of 6-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary