

**PLANNING COMMISSION
MEETING MINUTES
September 24, 2025**

MEMBERS PRESENT:

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

STAFF PRESENT:

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

6 – Audience Members

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 on agenda items. There were none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of August 27, 2025. Mr. Tucci made a motion to approve the meeting minutes of August 27, 2025 as presented, seconded by Mr. Vanella and approved by a vote of 7-0.

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	December 24, 2025
304 Valley Road	Preliminary / Final	January 31, 2025	October 26, 2025
532 East Baltimore Pike	Preliminary	March 21, 2025	December 16, 2025
London Grove West	Preliminary	April 30, 2025	January 25, 2025

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

Mr. Engleman asked Mr. Battin to give a quick explanation of the Moxley Rd Subdivision that has been submitted for acceptance and review. Mr. Battin explained it was the last piece to organizing the Yeatman and Sheetz projects. Mr. Tucci made a motion to accept the Subdivision Plan. A second was made by Mr. Shock and it passed with a vote of 7-0.

VI. AGENDA ITEMS

411 Glen Willow Rd - Discussion

Mr. Bob Abernathy, spoke on the owners behalf and reported the Members that they were notified of some complaints from the neighbors with regards to the soccer fields that were being used. A map was given to the members to explain the layout of the property and asked if the members would support their efforts to try and get to the bottom of the issues with residents. Mr. Owens indicated he thought they might be addressing the incorrect board and suggested they present this to the Board of Supervisors. Ms. Fanning asked if the property was zoned for a sports facility. Mr. Abernathy indicated the zoning had changed and they were unaware of the change. Therefore they were working with the Zoning Hearing Board to get the changes made. Mr. Engleman explained that the Planning Commission would not be the correct Board to bring this issue in front of. Mr. Abernathy asked if there were any audience members that had complaints with regards to the soccer fields. Mr. Jerry Yeatman spoke as a land owner and stated that he had no problems with the soccer fields and supports the use of the fields. He was concerned with the cross traffic and the pedestrians crossing the street without looking. He would also like the lights to be in line with the ordinances that are in place for the township. He feels it is hard to see while driving with the lights on. Mr. Abernathy indicated that the parking and lighting situation would be reviewed and the issues would also be addressed with the Board of Supervisors and the Zoning & Hearing Board.

VII. PUBLIC COMMENT (non-agenda items)

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

VIII. ADJOURNMENT

Mr. Owens made a motion to adjourn the meeting at 7:13 p.m., seconded by Mr. Shock. Passing with a vote of 7-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary