

**PLANNING COMMISSION
MEETING MINUTES
January 28, 2026**

MEMBERS PRESENT:

Pat Tucci Charlie Owens
Kurt Engleman Chris Fanning
Charlie Shock

STAFF PRESENT:

Dawn Maciejczyk, Asst Township Manager
Rain Catoia, Township Secretary

2 – Audience Members

I. CALL TO ORDER

Mr. Owens called the public meeting to order at 7:00 p.m.

II. REORGANIZATION

Mr. Tucci nominated Mr. Engleman for Chairman, seconded by Mr. Shock and approved by a vote of 4-0.

Mr. Shock nominated Mr. Owens for Vice Chairman, seconded by Mr. Tucci and approved by a vote of 4-0. Mr. Owens accepted the position of Vice Chairman.

III. PUBLIC COMMENT (on agenda items)

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

IV. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of November 19, 2025. Mr. Tucci made a motion to approve the meeting minutes of November 19, 2025 as presented, seconded by Ms. Fanning and approved by a vote of 4-0.

V. PLAN EXTENSIONS

Mr. Owens asked for a quick update on the HiMedia Labs project. Ms. Maciejczyk stated that the 3rd submission has been submitted to the Township Engineers and we are awaiting the response. She also stated that we are expecting the next submission from the London Grove West project by the end of the week.

Development	Application	Date Received	90 Day Expires	Planning Commission Approval
Needham Farms	Preliminary	3/15/2005	3/11/2026	
HiMedia Labs	Preliminary	5/25/2023	8/12/2026	
Dillon Property (524 Gap Newport Pike)	Preliminary/Final	5/31/2023	6/25/2026	
Ha's Place Center	Preliminary/Final	1/31/2024	3/11/2026	
532 East Baltimore Pike - Bright	Preliminary	3/21/2025	3/11/2026	
London Grove West	Preliminary	4/30/2025	8/12/2026	

VI. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

It was noted by Mr. Owens that there were no plans that have been submitted at this time.

VII. AGENDA ITEMS

Mr. Owens asked the commission if everyone had a chance to review the Conditional Use application and if anyone had any questions regarding the Conditional use hearing for 352 Howell Moore Road. Ms. Maciejczyk explained the process of the Conditional Use and that the applicant had already been to the Zoning Hearing Board and received approval from them. This is the last step in the process prior to a hearing with the Board of Supervisors. Ms. Fanning stated that this is one of the best projects in the area to keep a family together on the same property and to utilize the existing buildings. Mr. Tucci made a motion to approve this project. Mr. Shock provided a second, passing with a vote of 4-0.

VIII. PUBLIC COMMENT (non-agenda items)

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

IX. ADJOURNMENT

Mr. Shock made a motion to adjourn the meeting at 7:05 p.m., seconded by Ms. Fanning. Passing with a vote of 4-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary