

**PLANNING COMMISSION  
MEETING MINUTES  
February 25, 2026**

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**MEMBERS PRESENT:**

Charlie Owens  
Todd Pawlowski  
Chris Fanning (call in)  
Pat Tucci

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Asst Township Manager  
Rain Catoia, Township Secretary

4 – 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. There were none.

**III. APPROVAL OF MEETING MINUTES**

The Planning Commission reviewed the meeting minutes of January 28, 2025. Mr. Tucci made a motion to approve the meeting minutes of January 28, 2025 as presented, seconded by Ms. Fanning and approved by a vote of 4-0.

**IV. PLAN EXTENSIONS**

**RED – Action Items**

Development	Application	Date Received	90 Day Expires	Planning Commission Approval
<b>Needham Farms</b>	Preliminary	3/15/2005	3/11/2026	
<b>HiMedia Labs</b>	Preliminary	5/25/2023	8/12/2026	
<b>Dillon Property (524 Gap Newport Pike)</b>	Preliminary/Final	5/31/2023	6/25/2026	
<b>Ha's Place Center</b>	Preliminary/Final	1/31/2024	3/11/2026	
<b>532 East Baltimore Pike - Bright</b>	Preliminary	3/21/2025	3/11/2026	
<b>London Grove West</b>	Preliminary	4/30/2025	8/12/2026	
<b>WAGA – SECCRA</b>	Preliminary / Final	1/29/2026	5/26/2026	

**V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT**

Mr. Owens asked Mr. Ken Battin if he could explain the WAGA ENERGY – SECCRA project. Mr. Battin gave a quick description of the project and indicated the plans had been forwarded to our engineers for their review. Ms. Fanning asked what the Planning Commission would be voting on this evening. Mr. Battin explained it was the acknowledgement and acceptance of the plans into the Land Development process. A

motion was made by Mr. Tucci to accept the plans. Seconded by Mr. Pawlowski and passed with a vote of 4-0.

**VI. AGENDA ITEMS**

Mr. Owens invited Mr. Jim Fritz of Register Associates to speak on behalf of HiMedia Labs Land Development. He gave a brief description of the project to the Commission and indicated that he had received a clean review letter from Dan Dailey of EB Walsh dated February 13, 2026. A review letter from Mr. Joe Boldaz of Hydraterra Professionals dated February 12, 2026 and the London Grove Township Code Enforcer dated January 27, 2026. He stated that the comments in each of the letters had been addressed or would be addressed in the Final application. Mr. Fritz requested that the Planning Commission grant preliminary approval for the 530 East Baltimore Pike HiMedia Labs project. Mr. Battin asked how long for a final application to be submitted. Mr. Fritz indicated it would be quickly as the final engineering is already in the works. A motion was made by Mr. Tucci for preliminary approval of the HiMedia Labs project. A second was made by Mr. Pawlowski and passed with a vote of 4-0.

Mr. Jim Fritz of Register Associates gave a quick update of the Bright Property project located at 532 East Baltimore Pike. He indicated that a revision has been submitted to the Township for the Engineers reviews. He felt confident that the review letters would come back with little to no additional changes to be made. He indicated the sewer and water was being closely monitored by both owners of 530 & 532 East Baltimore Pike owners as they are both in Land Development at the same time and working together along with the township for ease of the project. They are hoping for all reviews to be back and would like to hopefully be back at the March 2026 Planning Commission meeting to request a Preliminary approval.

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

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

**VIII. ADJOURNMENT**

Mr. Tucci made a motion to adjourn the meeting at 7:19 p.m., seconded by Mr. Pawlowski. Passing with a vote of 4-0.

Respectfully Submitted,

LaRain Catoia  
Township Secretary