

**MINUTES OF PLUMSTEAD TOWNSHIP
PLANNING COMMISSION
REGULAR SCHEDULED MEETING
JULY 16, 2026**

1. Call to Order: The July 16, 2026, regular scheduled meeting of the Plumstead Township Planning Commission was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, Gary Talbot, called the meeting to order at 7:00 p.m.

APPOINTED COMMISSIONERS:

Gary Talbot	Member
Chance Worthington	Member
Brendan Callahan	Member
Jason Lang	Member
*Daniel Grabianowski	Member

APPOINTED OFFICIALS:

Erik Allgood, Esq.	Township Solicitor
Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Township Manager / Dir. of Planning & Zoning

* Not Present

2. Pledge of Allegiance: Mr. Talbot led the Commission and audience in a moment of silence and the Pledge of Allegiance.

3. Land Development:

3.1. Plumstead Christian School – 5765 Old Easton Rd. – TMP 34-003-132 – Sketch Plan: In attendance for the applicant were Jeremiah Lapp and Pat Fitzpatrick.

Mr. Lapp introduced the project, going over the existing fields and layouts. Mr. Lapp explained that the current fields are outdated being natural grass fields, and some of the fields, specifically the field-hockey field, has drainage issues which cause scheduling issues during the start of their season. Mr. Lapp explained that the proposed project would change the orientation of the fields, add artificial turf to the fields, upgrade the parking lot at the school by adding spaces, and would allow Plumstead Christian to compete for enrollment with the other private schools who have already upgraded their athletic facilities. Mr. Lapp also stated that part of this project would include removing two tennis courts. Additionally, Mr. Lapp stated that one of the proposed fields would be a natural grass field, however, that proposed field would encroach onto woodland area. Finally, Mr. Lapp drew attention to the lighting that is being proposed stating that the light poles would be 70ft-90ft tall, utilizing Musco Lighting's Dark Sky approved LED sports lights. Mr. Lapp acknowledged that the Township Zoning Ordinance prohibits sports lighting in the R-2 Zoning District.

Mr. Lapp expressed his desire for an amendment to the zoning regulations to allow a school in the R-2 zoning district to have sports lighting. Mr. Fulmer explained the process of petitioning for an ordinance amendment and explained that the applicant could just seek a variance from the Zoning Hearing Board. Mr. Fulmer also cautioned the PC members regarding unintended consequences of allowing lights when the Township has a long history of opposing sports lighting; stating that applicants who were rejected in the past would likely reapply to have lighting allowed on their properties. The Planning Commission members stated their understanding of the need for lights on school athletic fields; however, they also expressed concerns over the height of the proposed light poles. Mr.

Callahan stated that seeking a variance would make sense, while Mr. Talbot stated that this application may serve as a good reason for the Township Supervisors to consider changing their stance on sports lighting for schools.

3.2. Fred Beans Truck Shop – 857 Easton Rd. – Accepting-In Only to Start 90-Day Clock:

Mr. Talbot acknowledged that the Township received the application and that the 90-Day review clock would now commence.

4. Other Business:

4.1. Execution of HRG Support Letter to PENNVEST for Water Connection Project:

Mr. Hicks explained that the support letter was a clerical mandate for the financial side of the project.

MOTION: Upon motion by Mr. Worthington, seconded by Mr. Callahan, the Planning Commission unanimously authorized the execution of the HRG Support Letter to PENNVEST for the Summer Hill, Summer Meadow, Patriot's Ridge, and Carriage Hill interconnection project.

5. Approval of Minutes:

5.1. Meeting of June 25, 2026:

MOTION: Upon motion by Mr. Callahan, seconded by Mr. Worthington, the Commission unanimously approved the minutes of the June 25, 2026, meeting. Mr. Lang abstained.

5. Public Comment:

6. Adjournment: Upon motion by Mr. Worthington, seconded by Mr. Callahan, the meeting was adjourned at 7:53p.m.

Respectfully Submitted,

Date Approved: 8/20/26



Steve Hicks, Assistant Township Manager