

**MINUTES OF PLUMSTEAD TOWNSHIP
PLANNING COMMISSION
REGULAR SCHEDULED MEETING
JULY 17, 2025**

1. Call to Order: The July 17, 2025, 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	Chair
Chance Worthington	Vice Chair
Brendan Callahan	Secretary
*Jason Lang	Member

APPOINTED OFFICIALS:

Erik Allgood, Esq.	Township Solicitor
*Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Township Manager / Zoning Officer

* Not Present

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

3. Conditional Use:

3.1. Sink Birdies, LLC – 4939 Swamp Rd. (Bailey’s Square) – G16 Amusement Halls & Arcade Use: In attendance for Sink Birdies, LLC was John McShea, Esq. and Matt George.

Mr. Allgood gave a brief explanation of what a Conditional Use is, why it exists and what the Conditional Use process entails as outlined by the Plumstead Township Code of Ordinance and the Pennsylvania Municipal Planning Code.

Mr. McShea gave a brief overview of the project, explaining that his client, Mr. George, is proposing a membership-only golf simulator establishment. The proposed location is in the Bailey’s Square shopping plaza on Rt. 313 at the intersection of Ferry Road. The business would be taking over 2 vacant store fronts. There would be no Land Development proposed as part of this application as the site is already improved. The business will have a vending machine for water and sports drinks, but no food will be available, and no alcohol will be permitted in the business. Mr. McShea stated that they are asking for waivers from the traffic impact study and the water impact study due to this site already being improved.

Mr. George answered the Planning Commission’s various questions regarding security cameras, access and hours; stating that the establishment will be staffed by one employee during regular business hours, but will be open 24/7 to members via an access code, and the business will be monitored by cameras 24/7 as well.

Dan Grabianowski of 5561 Tollgate Rd. spoke to show his support for the project.

MOTION: Upon motion by Mr. Callahan, seconded by Mr. Worthington, the Commission unanimously recommended the approval of the waivers requested for the traffic and water impact studies.

MOTION: Upon motion by Mr. Worthington, seconded by Mr. Callahan, the Commission unanimously recommended the approval of the Conditional Use application for Sink Birdies, LLC.

4. Agricultural Security Area:

4.1. Joseph & Diane Bello – 3741 Ferry Road: In attendance was applicant, Joseph Bello.

Mr. Hicks and Mr. Allgood stated that this application meets the requirements for ASA inclusion per the Pennsylvania ASA Handbook. Mr. Bello stated that he is working with the County to preserve this property, and inclusion into the ASA is a prerequisite for County preservation.

MOTION: Upon motion by Mr. Talbot, seconded by Mr. Callahan, the Commission unanimously recommended approval of 3741 Ferry Road into the Township's Agricultural Security Area.

5. Approval of Minutes:

5.1. Meeting of May 15, 2025:

MOTION: Upon motion by Mr. Worthington, seconded by Mr. Callahan, the Commission unanimously approved the Planning Commission minutes of the May 15, 2025, meeting.

6. Public Comment: There was no public comment at this time.

Mr. Worthington announced that there would be a Work Session meeting on Thursday July 24th at 7:00pm.

7. Adjournment: Upon motion by Mr. Talbot, seconded by Mr. Callahan, the meeting was adjourned at 7:20p.m.

Respectfully Submitted,

Date Approved: 8/28/25



Steve Hicks, Assistant Township Manager