

**MINUTES OF PLUMSTEAD TOWNSHIP
PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MAY 21, 2026**

1. Call to Order: The May 21, 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. Fred Beans Genesis – 4465 Swamp Rd. – Land Development Waiver Request: In attendance for the applicant were Engineer, Sharon Dotts, Architect, Jim Necker and Attorney, Ed Wild, Esq.

Mr. Wild and Ms. Dotts introduced the project, stating that the existing Hyundai/Genesis dealership shall be retrofitted to be a Genesis dealership exclusively. The proposed retrofit will include a small addition of about 1,000sf for a drive-through service entrance/lobby, as well as small façade changes to the existing building. Ms. Dotts stated that all comments within the Wynn Associates review letter could be considered Will Comply. Mr. Wild asserted that with the small scope of the project, and no changes to utility usage, zoning use, or stormwater management, there would not be a need for a full Land Development submission. Mr. Wild and Ms. Dotts answered the Commission members' various questions regarding the scope of the project and parking alignment.

Mr. Talbot requested a lighting plan be submitted and reviewed by the Township Lighting Consultant. Mr. Fulmer stated that a lighting review is done as part of the zoning permit process. Mr. Wild stated his desire to leave that requirement intact as part of the zoning/building permit process, but not part of the Land Development approval since the final design had not been fully completed yet.

MOTION: Upon motion by Mr. Grabianowski, seconded by Mr. Callahan, the Commission unanimously recommended approval of the Fred Beans Genesis Land Development Waiver Request, subject to the conditions outlined in the Wynn Review Letter, dated April 27, 2026; and with the condition that a lighting plan be submitted for review by the Township Lighting Consultant.

4. Approval of Minutes:

4.1. Meeting of April 16, 2026:

MOTION: Upon motion by Mr. Callahan, seconded by Mr. Grabianowski, the Commission unanimously approved the minutes of the April 16, 2026, meeting, subject to a revision to correct the spelling of Mr. Callahan's name in 4.1.

5. Public Comment:

6. Adjournment: Upon motion by Mr. Worthington, seconded by Mr. Grabianowski, the meeting was adjourned at 7:27p.m.

Respectfully Submitted,

Date Approved: 6/25/26

A handwritten signature in cursive script that reads "Steve Hicks".

Steve Hicks, Assistant Township Manager