



## EDGMONT TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES January 13, 2026

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The regular monthly meeting of the Edgmont Township Board of Supervisors was held at the Edgmont Township Municipal Building, 1000 Gradyville Road, Newtown Square, PA 19073 and via Zoom on January 13, 2026, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chair Anne Thorne; Vice-Chair Lindsey Conan; Supervisor David Teter; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were seventeen in-person guests in attendance and two via the Zoom platform.

During the work session, the regular meeting agenda was reviewed, and the Board discussed the emergency services mutual aid agreement, the status of the fire marshal's radio system, and the Township tenant house.

### I. Call to Order & Pledge of Allegiance

- a. Chair Thorne called the meeting to order at 7:00 PM with the Pledge of Allegiance.

### II. Public Comment

- a. Nancy Davis from Gradyville Road stated that she lives at White Horse Village and would like to see the Ballot Box reinstalled.
- b. Chris Teter from Pritchard Place stated that she would like the Township to keep the Ballot Drop Box.
- c. Michael Lebrun from Rock Hill Road stated that he would like the Ballot Drop Box to be reinstated.
- d. Ron Gravina from West Chester Pike stated that the Ballot Drop Box agreement between the Township and the County had lapsed. Mr. Gravina stated that the agreement outlined how the Drop Box was supposed to function. Mr. Gravina stated that he witnessed multiple people put more than one ballot into the Drop Box. Mr. Gravina stated that he voted to remove the Drop Box because people were not following the law. Mr. Gravina stated that residents have harassed Township Staff regarding the location of the Drop Box. Mr. Gravina stated that the removal of the Drop Box was not an effort to inhibit voters; rather, it is necessary that the County address the deficiencies associated with the Drop Box, as the onus should not be on Township Staff to fix a broken system.
- e. Chris Teter from Pritchard Place stated there is a form that can be filled out for voters to bring a disabled family members ballot to the Drop Box.

### III. Approval of Minutes

- a. Vice-Chair Conan made a motion to approve the December 9, 2025, Regular Meeting Minutes, the December 19, 2025, Continued Meeting Minutes, the December 19, 2025, Special Meeting Minutes, and the January 5, 2026, Organization Meeting Minutes, all as presented. Supervisor Teter seconded the motion. Supervisor Teter asked Township Manager Kynett whether he had followed up on Jim Dougherty's public comment from the December Board meeting regarding PECO's utility tree removal project. Manager Kynett stated that he drove around the Township with Mr. Dougherty and that PECO has already addressed those concerns. Supervisor Teter stated that, in conversation with residents, concerns have been

raised about tree debris on Providence Road. Township Manager Kynett stated that the Township has not been notified of any issues regarding tree debris on Providence Road. Township Manager Kynett advised Supervisor Teter to have those residents provide information to the Township. Township Manager Kynett also explained the procedure the Township follows when a complaint is received. The motion passed unanimously.

#### IV. Agenda Amendment

- a. Supervisor Thorne stated the Township received a request for a letter of support from PRC, for their grant application to the Aqua's Protect your Drinking Water Grant Program. Supervisor Thorne noted the application is due on Thursday, January 15, 2026, and the letter would need to be provided as soon as possible. Supervisor Teter made a motion to add the consideration of approving a letter of support for PRC's grant application as a New Business item for action. Vice-Chair Conan seconded the motion. There was no further discussion and the motion passed unanimously.

#### V. Treasurer's Report and Bills List

- a. A motion was made by Vice-Chair Conan to approve the December 31, 2025, Treasurer's Report and Township expenditures in the amount of \$66,328.88 plus \$22,293.02 for payroll for a total bill list of \$88,621.90 with a second by Supervisor Teter. There were no additional comments, and the motion passed unanimously.
- b. A motion was made by Supervisor Teter to approve the January 13, 2026, Treasurer's Report and Township expenditures in the amount of \$56,463.10 plus \$0.00 for payroll for a total bill list of \$56,463.10 with a second by Vice-Chair Conan. There were no additional comments, and the motion passed unanimously.

#### VI. Township Operations Report

- a. Chair Thorne announced that various summary reports are on file at the Township Building and can be reviewed by contacting the Township Manager. Township Manager Kynett presented the Township Operations Report, which is attached.
- b. Supervisor Teter asked whether the Sawgrass Stream Valley Escrow Release Request would be closed out at tonight's meeting. Township Manager Kynett stated that the Sawgrass Stream Valley Escrow Release Request would not be closed out tonight, as the engineers had provided a recommendation letter for a partial escrow release, which was included in the Board members' meeting materials.

#### VII. New Business

- a. Resolution No. 09 of 2026 – Appreciation for Ron Gravina
  - i. Vice-Chair Conan made a motion to adopt Resolution No. 09 of 2026, A Resolution of appreciation recognizing Ron Gravina's 30+ years of service to the Township as Supervisor, with a second by Chair Thorne. There was no further discussion, and the motion passed 2-1 with Vice-Chair Conan and Chair Thorne in favor and Supervisor Teter not in favor.
- b. Resolution No. 10 of 2026 – Reappointment of Steve Papa to the Zoning Hearing Board
  - i. Supervisor Teter made a motion to adopt Resolution No. 10 of 2026, Reappointing Steve Papa as a full member to the Zoning Hearing Board for a three-year term to begin on January 14, 2026, and expire on December 31, 2028. Vice-Chair Conan seconded the motion. There was no further discussion and the motion passed unanimously.
- c. Resolution No. 11 of 2026 – Emergency Management Coordinator Mutual Aid Agreement

- i. Vice-Chair Conan made a motion to approve Resolution No. 11 of 2026 the Emergency Management Coordinator Mutual Aid Agreement with a second by Supervisor Teter. There was no further discussion and the motion passed unanimously.
- d. Rescinding the Bid Award for 1324 Middletown Road's Interior Renovation
  - i. Vice-Chair Conan made a motion to approve rescinding the Bid Award for 1324 Middletown Road's Interior Renovation due to the contractor's withdrawal and stated inability to perform the scope of work at the awarded price. Supervisor Teter seconded the motion. Chair Thorne stated she would like the Board to visit the house and see its current state. Township Manager Kynett stated that could be arranged. The motion passed unanimously.
- e. Penncrest Prom Donation
  - i. Supervisor Teter made a motion to approve a Penncrest prom donation in the amount of \$660.00 with a second by Vice-Chair Conan. Supervisor Teter asked how the Board determined the amount of \$660.00. Chair Thorne stated that this is a budget item that increases by a percentage each year. Vice-Chair Conan noted that this donation was included in the 2026 budget. The motion passed unanimously.
- f. CRC Watersheds Association License and Indemnification Agreement
  - i. Supervisor Teter made a motion to approve the CRC Watersheds Association License and Indemnification Agreement with a second by Vice-Chair Conan. Vice-Chair Conan asked if CRC Watersheds Association has used the Township Building in previous years. Township Manager Kynett confirmed that they utilized the Township Building in 2025. Vice-Chair Conan asked if a nominal fee could be applied for organizations other than homeowners' associations. Solicitor McKenna stated that each organization must be treated the same. Vice-Chair Conan asked if this policy also applies to organizations not located within the confines of Edgmont, such as the CRC Watersheds Association. Solicitor McKenna stated that, in such cases, a fee would be acceptable. Township Manager Kynett stated that the only recent issue requiring clean-up after a Township Building room rental occurred following an HOA meeting took place. Chair Thorne suggested the Board consider implementing a cleaning fee for such instances, which could be outlined in the rental agreement. The motion passed unanimously.
- g. Cold Springs HOA License and Indemnification Agreement
  - i. Vice-Chair Conan made a motion to approve the Cold Springs HOA License and Indemnification Agreement with a second by Supervisor Teter. There was no further discussion and the motion passed unanimously.
- h. Wesco Insurance Company Authorizations
  - i. Vice-Chair Conan made a motion to approve Wesco Insurance Company Annual Authorizations with a second by Supervisor Teter. Chair Thorne stated that moving forward, she would like to discuss adopting a split time-keeping policy so that salaries can be allocated between clerical and municipal categories. Supervisor Teter asked about the percentage increase in insurance from 2025 to 2026. Township Manager Kynett stated that Supervisor Teter can contact the Township Treasurer for the exact percentage and noted that the increase had already been accounted for in the 2026 budget. The motion passed unanimously.
- i. Runnymede Farms Phase VII Offsite Improvements Final Escrow Release Request

- i. Vice-Chair Conan made a motion to approve Runnymede Farms Phase VII Escrow Release request in the partial amount of \$1,602.94 for Phase VII Offsite development improvements, based upon the review and recommendation letter received from Yerkes Associates, Inc. on January 12, 2026. Supervisor Teter seconded the motion. There was no further discussion and the motion passed unanimously.
- j. Runnymede Farms Sawgrass Stream Valley Stormwater Improvements Escrow Release No. 3 (Final Escrow Release Request)
  - i. Supervisor Teter made a motion to approve the Runnymede Farms Sawgrass Stream Valley Stormwater Improvements Final Escrow Release request in the partial amount of \$2,500.00, based upon the review and recommendation letter received from Yerkes Associates, Inc. on January 9, 2026. Vice-Chair seconded the motion. There was no further discussion and the motion passed unanimously.
- k. Ballot Drop Box Discussion
  - i. Township Manager Kynett stated that the license for the Ballot Drop Box expired and that the prior Board requested it be removed. Township Manager Kynett stated that notice was sent to the Delaware County Election Bureau, but the Ballot Drop Box remains.
  - ii. Chair Thorne stated to Mr. Gravina's point, the Staff's concerns are valid. Chair Thorne stated she would like to continue discussions with the County to see if they are still interested in having a Drop Box at the Township Building, and if so, to convey our concerns and discuss possible solutions. Supervisor Thorne stated that the Election Bureau informed her that nearly 11% of Edgmont voters used the Drop Box within the last 7 days leading up to the in the 2024 general election.
  - iii. Vice-Chair Conan asked if the Election Bureau provided Chair Thorne with non-Edgmont voters statistics for the Drop Box located at the Township Building.
  - iv. Chair Thorne stated she was not provided with those statistics; however, voters can use any Ballot Drop Box in their County.
  - v. Vice-Chair Conan stated that the decision to remove the Ballot Drop Box was due to concerns raised by two Supervisors and Staff, including negative reactions from individuals regarding the location of the Drop Box, as well as voters leaving their ballots in the Township Mailbox, which placed Staff in a compromised position. Vice-Chair Conan stated every single voter she witnessed using the Drop Box had more than one ballot in their hand. Vice-Chair Conan acknowledged that a form can be completed for a disabled person to have someone else submit their ballot on their behalf; however, she noted there is no way every person she observed using the Drop Box had completed this form. Vice-Chair Conan stated that Delaware County has 30 Drop Boxes, and the only County in Pennsylvania with more is Philadelphia, which has 34. Vice-Chair Conan stated that of the 11 Drop Boxes in Bucks County, three are located in County-owned buildings, and the remainder are at libraries. Vice-Chair Conan stated the 13 Drop Boxes in Chester County are located at the courthouse and libraries. Vice-Chair Conan stated that only Delaware County has Drop Boxes distributed throughout municipal buildings. Vice-Chair Conan stated there is only one police officer responsible for monitoring all of the Drop Box cameras and expressed that she does not

believe this is the Staff's responsibility. Vice-Chair Conan stated she does not believe there is a need for a Drop Box in Edgmont, as voters are not being disenfranchised and can submit their ballots via mail. Vice-Chair Conan stated residents can also vote in person on Election day, which she firmly believes is important, as it provides an opportunity for residents to meet their neighbors.

- vi. Supervisor Teter asked Vice-Chair Conan to estimate how many voters using the Drop Box had more than one ballot.
  - vii. Vice-Chair Conan stated she was at the Township Building the night before election day and during the hour she was there, she witnessed three cars pull up, each with more than one person exiting and carrying at least two ballots. Vice-Chair Conan stated she does not have an exact number, but between the night before the election and election day, she witnessed at least 15 individuals with more than one ballot in their hand. Vice-Chair Conan stated that she is not alleging fraud, but she reiterated it is illegal to place multiple ballots in the Drop Box.
  - viii. Supervisor Teter stated that people have busy lives between children and work. Supervisor Teter stated he believes the Drop Box is convenient and will account for those individuals' votes. Supervisor Teter stated he thinks the Township should keep the Drop Box as long as it is safe and secure. Supervisor Teter stated he believes voting by mail is the more educated way to vote. Supervisor Teter acknowledged that there are challenges when voting by mail, as the mail system has become slower and noted the Runnymede Farms mailbox has been broken into several times. Supervisor Teter stated that the Drop Box does not cost the Township any money and that he does not see it as harmful. Supervisor Teter stated that he believes the Supervisors can address the issues that Staff have raised regarding the Drop Box.
  - ix. Michael Lebrun from Rock Hill Road stated that sometimes the law is not practical and that if his wife were unable to put her ballot in the Drop Box, he would do it for her. Mr. Lebrun stated people are placing multiple ballots in Drop Boxes in other counties, and questioned what the difference would be if it happened here.
  - x. Chair Thorne stated that the law states you have to put your own ballot in the Drop Box. Chair Thorne stated she believes it is worth discussing with the County to try and address the Township's concerns.
  - xi. Chair Thorne made a motion to continue discussions with the County by notifying them to ask whether they are interested in renewing the Drop Box and, if so, to address the Township's concerns. Supervisor Teter seconded the motion. The motion passed 2-1 with Chair Thorne and Supervisor Teter in favor and Vice-Chair Conan not in favor.
1. PRC Letter of Support
    - i. Supervisor Thorne made a motion to approve a letter of support for PRC's Aqua grant application with the removal of the donation language. Supervisor Teter seconded the motion. There was no further discussion and the motion passed unanimously.
  - m. Boards and Commissions
    - i. Zoning Hearing Board
      - a. The Zoning Hearing Board did not meet in December. They were scheduled to hear two related applications that were received in

October and were granted a continuance until on or before March 1, 2026:

- i. **Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, 1223 Middletown Road:**
  - (a) The Appellants are appealing the Zoning Officer's determination of September 3, 2025, regarding the Appellants' request to qualify a non-profit youth baseball academy as a cultural use and confirm that the use will continue the property's existing cultural or religious designation, requiring no new special exception or rezoning. Alternatively, if the requested relief is denied, the Appellants are challenging the substantive validity of the R-1 Zoning District.
- ii. **Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, and Founders Academy, lessee, 1223 Middletown Road:**
  - (a) The Appellants are appealing the Zoning Officer's determination of September 3, 2025, regarding the Appellants' request to qualify a non-profit youth baseball academy as a cultural use. Alternatively, if the requested relief is denied, the Appellants are challenging the substantive validity of the R-1 Zoning District.
- b. Marville Village
  - i. **Edgmont Lot B-1, L.P. d/b/a National Realty Corporation, owner and White Horse Auto Spa, Inc. tenant, Parcel B-1, Lot 1, Marville Shopping Center, 4901-4919 West Chester Pike:**
    - (a) In conjunction with the proposed construction of a car wash, the applicants are requesting variances from Edgmont Township Code sections 1) §365-89A to permit a car wash as a principal use, where a car wash is only allowed as an accessory use to a convenience store; 2) §365-91A(1) to permit two principal uses on a 2.64 acre lot, where a minimum lot area of two acres is required for every principal use; 3) §365-98F(3) and (4) and §365-140F(4) to not provide a loading area, where a loading area of not less than 12 feet by 50 feet by 14 feet high is required; and 4) any other relief identified. This property is in the C-3 Planned Commercial/Light Industrial District.

The applicants requested and received an additional continuance until the March 24, 2026, Zoning Hearing Meeting.

- c. Clover Lane
  - i. **Timothy & Jessica Harrold, 1119 Clover Lane:**
    - (a) In conjunction with the replacement and expansion of a non-conforming barn/garage, the applicants are seeking 1) a special exception under

Section §365-154B(1)(a) to replace and expand a non-conforming structure; 2) a variance from §365-154B(1)(c) to allow the exacerbation of a non-conformity; and (3) a variance from §365-153C(2)(a)[4] to allow an accessory structure larger than 900 square feet or 25% of the gross first floor area of the principal permitted building, whichever is larger. The barn/garage is non-conforming as to size. The existing structure is 1232 square feet, and the proposed structure is 1386 square feet. This property is in the R-1, Rural Residential/Agricultural District.

The application will be on the January 27, 2026, Zoning Hearing meeting.

ii. Planning Commission Report

- a. The Planning Commission did not meet in December due to lack of business.
- b. The Planning Commission is scheduled to meet January 26, 2026, to discuss the Sketch Subdivision and Land Development Plan for 535 Gradyville Road, White Horse Village Gradyville Road Development which includes 72 new dwelling units and a clubhouse.

n. Ongoing Applications

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	PC Mtg. for Discussion	PC Recommendation	BOS Approval
1	535 Gradyville Road	Sketch Plan	White Horse Village	N/A	N/A	N/A	Informal 1/26/26		

VIII. Miscellaneous Discussion

- a. Chair Thorne and Vice-Chair Conan stated that they liked the Staff's idea for the Township or Historical Society to explore partnerships with Ridley Creek State Park to host guided historical hikes in celebration of America 250PA.
- b. Chair Thorne stated there are Keystone Historic Preservation Construction grants available and asked Staff to explore the guidelines to see if the Township has a project of interest.
- c. Supervisor Teter stated that the Township has three elected auditors who currently have no duties. Supervisor Teter stated he believes that the elected auditors should review the audit that is conducted by the hired CPA firm.
- d. Chair Thorne stated that the audit is already public information and welcomed any residents to review the annual audit if they wish. Chair Thorne stated that her concern with Supervisor Teter's suggestion is that the Township has only one treasurer and she does not want to impede her work by subjecting her to a second audit. Chair Thorne stated the Township spends approximately \$12,000.00 per year on a professional audit conducted by a CPA firm.
- e. Supervisor Teter stated that PSATs has notified him of one Township conducting a competing audit between their elected auditors and CPA firm. Supervisor Teter stated that based on the competing audit, the township may possibly use the elected auditors at a lower expense moving forward. Supervisor Teter stated he does not see this as being harmful to the Township as it would put more eyes on the audit.
- f. Vice-Chair Conan stated that none of the elected auditors are CPAs, and asked Supervisor Teter what he believes the elected auditors would uncover that the CPA firm fails to address. Vice-Chair Conan stated the annual audit is public information and that any resident who

wishes to review it is welcome to do so. Vice-Chair Conan stated the elected auditors are welcome to review the public audit and bring any questions or concerns to a Board meeting. Vice-Chair Conan stated that she strongly disagrees with the idea of a competing audit done by people who are not professionals, as it would complicate the work of the Staff and the CPA firm. Vice-Chair Conan further noted that the elected auditors are auditors in name only, similar to the tax collector, since the Township contracts a firm to collect taxes.

- g. Chair Thorne stated that the audit and all Township financial records are public knowledge made available through the Right-to-Know process.
- h. Supervisor Teter asked that the 2024 Audit be put on the website, as his homeowner's association has had problems with their audits not being conducted.
- i. Township Manager Kynett stated the Township has never had that issue and will post the 2024 Audit on the website.
- j. Supervisor Teter stated that residents have concerns with policing in the Township. Supervisor Teter stated he would like to host a meeting with the Pennsylvania State Police and the HOAs of the Township to give the residents a better idea of how to report crime.
- k. Chair Thorne stated she liked the idea of hosting a night where residents and HOAs can speak with the Pennsylvania State Police.
- l. Township Manager Kynett stated he would contact the Pennsylvania State Police to discuss the idea.
- m. Chair Thorne stated she would like the Board to continue previous discussions regarding the adoption of the 2025 draft traffic calming policy. Township Manager Kynett stated he would recirculate the draft traffic calming policy for comments.
- n. Chair Thorne stated PennDOT indicated the requested speed study for Providence Road may be conducted by the end of the month.
- o. Chair Thorne stated the Delaware County Planning Department will be presenting their Vision Zero safety action plan at the February Board meeting, which focuses on pedestrian safety and a traffic plan.
- p. Chair Thorne stated there is an incredible amount of trash on Providence Road, and suggested a second community cleanup day in April, which would be in addition to the CRC Streams cleanup in March. Chair Thorne stated this would require a road closure for safety and the Township would need to contact PennDOT for the procedure to close the road. Chair Thorne stated she spoke with Representative Borowski who recommended the Adopt-a-Highway program.
- q. Vice-Chair Conan stated she questions the reliability of the Adopt-a-Highway program, as the roads "adopted" under it are frequently full of trash. Vice-Chair Conan stated she would prefer the Township to conduct the street cleanup event itself, rather than outsourcing the project to the Adopt-a-Highway program.
- r. Supervisor Teter agreed with Vice-Chair Conan.
- s. Supervisor Teter asked whether a half an hour is enough time for the work session. Vice-Chair Conan noted that the Board had previously conducted hour-long work sessions and determined that this duration was excessive, as it resulted in idle time before the meeting began. Chair Thorne suggested holding a few more meetings with half-hour work sessions to determine whether the allotted time is sufficient.

Chair Thorne announced the following upcoming Township Meetings:

- i. Board of Supervisors
  - a. February 10, 2026, at 7:00 PM; Work Session at 6:30 PM.
- ii. Planning Commission
  - a. January 26, 2026, at 7:00 PM; Work Session at 6:30 PM.

- iii. Zoning Hearing Board
  - a. January 27, 2026, at 7:00 PM.

IX. Adjournment

At 8:15 PM, Vice-Chair Conan made a motion to adjourn the meeting with a second by Supervisor Teter. There was no further discussion, and the motion passed unanimously.

Respectfully submitted,



Kenneth D. Kynett  
Township Secretary

# EDGMONT TOWNSHIP OPERATIONS REPORT

## JANUARY 2026

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### ■ Work Around the Township

- **Low Volume Road Grant** – The Township received a 2025 Low Volume Road Grant in the amount of \$22,065.00 for phase 1 of stormwater repairs on Charter Oak Drive, near Canter Drive. Contract completion date was extended to February 6, 2026. Work has been completed and final walk through with the County Conservation District was held on December 5<sup>th</sup>. A Project Completion Report has been submitted and was on the County’s Agenda for approval on January 6<sup>th</sup>.
- **Arbor Way Rolled Curb Replacement 1014 Arbor Way** – Work completed.
- **Township Barn Renovation (LSA Grant)** – Electric Service has been restored. Continue to work with Yerkes on developing bid specifications. Grant extension will need to be applied for by mid-February
- **1324 B Middletown Road** – Interior renovation work was awarded to White Renovation, LLC. Work has not begun. Due to project legal requirements and bidding error, White Renovation has asked to be released from the contract. Rental inquiry has been made for unit in “as-is” condition. Appliances will need to be provided by Township. Board will need to discuss path forward between renovation and rental.

### ■ Developments

- **Runnymede Farms**
  - Phase 7 close-out work: Work, including Sawgrass Stream Valley Stormwater Improvements, is concluding. Phase 7 On-site Improvement Escrow has been released. Remaining Off-site Escrow of \$13,352.94 is on January Agenda for Final Release. Sawgrass Stream Valley Escrow in the amount of \$9,500.00 remains. Request for final release of Sawgrass Stream Valley Escrow is on January Agenda. A Maintenance and Security Agreement will be required as a condition of the final Phase 7 release. It is to guarantee the Runnymede Drive milling and overlay. Township Solicitor is working on the Maintenance Agreement which is also on your agenda this evening for consideration along with the escrow release request.
  - Walking Trail: suggested revisions have been submitted by RFA. Suggest a site visit by Board of Supervisors.
  - Canter Village Road Dedication: Punch list has been issued by Yerkes. Documentation is being reviewed
- **Edgmont Preserve:** Flooding event occurred on December 19<sup>th</sup>, which appeared to be from frozen ground, ground snow, and drenching rains. Stormwater system appeared to be working but could not keep up with conditions. Areas of concern were noted along Barrows Sheef grass retention basins and Parkview Way at the pedestrian trail. Working with developer and Yerkes on correcting the stormwater flow to avoid flooding, especially in the grass retention basins.
- **E+H HOP:** Revisions to HOP have been issued by PennDOT. The intent of the revisions is to improve ingress and egress for the northeastern Providence Road properties across from Landmark Drive.

### ■ Planning / Zoning Applications:

- **White Horse Auto Spa Zoning Application** – Planning Commission reviewed the proposed zoning text amendment and was concerned over the piecemeal change to allow the carwash. A committee was formed to consider zoning changes to the entire C-3 District. Working on meeting scheduling. Zoning Hearing continues to March 24<sup>th</sup>.
- **Planning Commission** – 2025 Annual Report prepared in draft and to be reviewed by PC.
- **1223 Middletown Road** - The Zoning Hearing for 1223 Middletown Road has been continued to March 1<sup>st</sup>. Awaiting withdrawal of zoning appeals per applicants’ counsel.