The West Chillisquaque Township Planning Commission meeting was called to order by Kevin Baker at 7:00 PM on Thursday, September 24, 2026.

Members Present: Kevin Baker, Bob Pardoe Jr., Megan Mertz, Moira Foster

Members Absent: Ryan Snyder

Others Present in Person: Vaughn Murray, Doug Everitt, Jason Brudecki, Curt Zettlemoyer**,** Rob Martin, Alan Wagner and other community members.

The meeting was advertised in the Standard-Journal newspaper.

Approval of the Minutes:

- **Motion** by Moira Foster, seconded by Kevin Baker, to approve the minutes from the August 27, 2026 meeting. Motion carried, 4-0.

On-going Business:

1. Sheetz
    - No new information

2. Birchwood
    - No new information

3. Solar
    - Vaughn sent a message again regarding safety training
    - As-built plans are under review.

4. Ken Weaver
    - Several conditions remain to be satisfied.

5. Reiff
    - The project is currently between engineers.

New Business:

1. Data Center / Zoning Ordinance
    - The Planning Commission discussed proposed revisions to the Data Center provisions of the Zoning Ordinance, including building setbacks, maximum height, rooftop apparatuses, and decommissioning requirements.

    - Vaughn Murray expressed concerns about allowing building heights greater than 60 feet. He suggested limiting the building height to 60 feet, with an additional allowance of 10 to 12 feet for rooftop apparatuses.

    - Vaughn also recommended establishing a setback between rooftop apparatuses and the edge of the roof to provide adequate access for emergency personnel during a fire or other emergency.

    - Concerns were raised regarding fire department access to rooftops. Vaughn reported that he had spoken with a local fire chief who indicated that access to a roof up to 75 feet in height was considered manageable.

    - Rob Martin expressed a preference for increasing the maximum building height for Data Centers beyond the limit currently listed in the draft ordinance.

        - This prompted discussion regarding existing building height restrictions in the Industrial Zone and the heights of Data Centers currently being designed and constructed.

    - The Commission also discussed whether taller buildings and rooftop apparatuses could create sound-related concerns, including whether landscaping would provide an adequate sound buffer.

    - The following potential revisions were considered:
        - Amend Section 14.17.3.1 to increase the maximum building height from 60 feet to 75 feet.

        - Clarify whether rooftop apparatuses are included in the maximum building height or whether an additional height allowance should be permitted. An additional 10 feet was discussed.

        - Determine whether a specific setback should be required between rooftop apparatuses and the edge of the roof or whether existing building standards adequately address this concern.

- Review the setback requirements in Section 14.17.3.3, including a potential requirement for a 200-foot setback from all adjoining property lines, plus an additional 2 feet for every foot of building height.

- **Motion** by Moira Foster, seconded by Bob Pardoe, to recommend revising Sections 14.17.3.1 and 14.17.3.3 of the Zoning Ordinance as follows:

    - **Section 14.17.3.1:** Data Centers and Data Center accessory uses shall not exceed 75 feet in height, excluding rooftop apparatuses. An additional 10 feet shall be permitted for rooftop apparatuses. The combined height of the building and rooftop apparatuses shall not exceed 85 feet.

    - **Section 14.17.3.3:** Data Centers and Data Center accessory uses shall be set back 200 feet from all adjoining property lines, plus an additional 2 feet for every foot of building height. Where a property line abuts a highway right-of-way, the required setback shall be 200 feet.

    Motion carried, 3-0, with Kevin Baker abstaining.

Data Center Decommissioning:

- Jason Brudecki discussed the Township's current decommissioning guidelines and the possibility of converting a Data Center to another permitted use rather than requiring the facility to be demolished before another use can be established.

- The Commission discussed the importance of developing a fair and flexible process that would allow the property to transition to other permitted industrial uses when appropriate.

- The following items should be addressed in a decommissioning agreement:
    - Removal of equipment and valuable assets.

    - Retention of existing infrastructure where appropriate.

    - Conversion of the property to a permitted use during decommissioning.

    - Establishment of a process for demolition if a suitable permitted use cannot be identified.

- **Motion** by Bob Pardoe, seconded by Kevin Baker, to recommend proceeding with revisions to the Data Center decommissioning provisions of the Zoning Ordinance based on Jason Brudecki's recommendations and information gathered through his recent and ongoing research.

  Once a revised draft is prepared, it shall be shared with the Planning Commission for further review.

  Motion carried, 3-0, with Kevin Baker abstaining.

2. Administrative Flood Plan Ordinance
   - The Planning Commission discussed the need to revise the Floodplain Ordinance to meet Federal Emergency Management Agency (FEMA) requirements.

   - **Motion** by Bob Pardoe, seconded by Kevin Baker, to recommend revisions to the Floodplain Ordinance to satisfy FEMA requirements. The revisions shall include updating the map date and revising the definitions of *New Construction* and *Structure*.

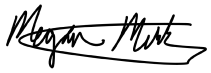
     Motion carried, 4-0.

3. Alan Wagner – Questions for the Planning Commission
   - Alan Wagner is working on updating an existing development plan for Unbroken View Estates on behalf of Carl and Gina Pardoe.

   - The proposed revisions would clarify the existing lots and reduce the total number of lots.

   - Alan explained that the project is still in the preliminary stages and that he was seeking clarification and answers to several questions to ensure that he proceeds correctly.

There being no further business, the meeting was adjourned.



Megan Mertz, Secretary