

MEETING MINUTES

Penn Township Planning Commission

August 18, 2026

The monthly meeting of the Penn Township Planning Commission was held on Tuesday, August 18, 2026, at 6:00pm. Members in attendance were: Chair Nanette Rau, Vice Chair Will Burns, Secretary Art Black, Bob Yenick, Tim O'Brien (remotely) and Land Use Administrator Philip Mangis. Township Solicitor Anthony Cosgrove directed the Data Center discussion. Also in attendance were Township residents John Schirra, Steve Borskey, Matt Chapman, Jonathan Gavin, and Amanda Peterson.

MINUTES:

The minutes of the July 26, 2026 meeting were approved, after a motion by Art Black and a second by Nanette Rau.

OLD BUSINESS:

The Planning Commission's attention continues to be on Proposed Ordinance 183, an amendment to existing Penn Township zoning regulations, which will categorize data centers as conditional use structures. T.S. Cosgrove warned that PA courts have found that there is no statutory authority to attempt to exclude construction by making 'unreasonable' demands upon applicants, including a requirement for town hall meetings, and decommissioning and community benefits agreements. The Zoning Code's existing administration and enforcement standards must guide the application process.

Setbacks, noise control, parking, low-frequency vibrations, and public water and sewage requirements were all discussed at length, in an attempt to best protect current residents while still moving toward the passage of the ordinance. T.S. Cosgrove recommended presenting the ordinance draft to the public before final approval, in an effort to expedite passage. The County may review the proposed bill for thirty to forty-five days, and public hearings will follow before enactment.

Local residents asked that lights be properly shaded, that noise buffers be suited to local topography, that closed-loop water recycling systems be limited in heat generation, and that onsite electrical power generation be regulated. After a motion by Bob Yenick and a second by Will Burns, the Commission voted to recommend the ordinance with the latest changes. Adjournment followed at 7:40pm.