

**PLANNING COMMISSION
MEETING MINUTES
May 27, 2026**

MEMBERS PRESENT:

Kurt Engleman
Charlie Owens
Charlie Shock
Bob Vanella
Pat Tucci
Chris Fanning
Todd Pawlowski

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Asst Township Manager
Rain Catoia, Township Secretary

4 – Audience Members

I. CALL TO ORDER

Mr. Engleman called the public meeting to order at 7:00 p.m.

II. PUBLIC COMMENT (on agenda items)

Mr. Engleman asked for public comment on agenda items. Mary Schlachter would like to know the historical status of the Dillon Property.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of April 29, 2026. Mr. Shock made a motion to approve the meeting minutes of April 29, 2026 as presented, seconded by Mr. Tucci and approved by a vote of 6-0.

IV. PLAN EXTENSIONS

RED – Action Items

Development	Application	Date Received	90 Day Expires	Planning Commission Approval
Ha's Place Center	Preliminary/Final	1/31/2024	6/10/2026	
532 East Baltimore Pike - Bright	Preliminary	3/21/2025	6/10/2026	
London Grove West	Preliminary	4/30/2025	8/12/2026	
WAGA – SECCRA	Preliminary / Final	1/29/2026	6/10/2026	

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

Mr. Engleman noted that there were no new plans that needed acceptance or acknowledgement.

VI. AGENDA ITEMS

WAGA Energy – SECCRA Preliminary / Final Approval

Mr. Engleman stated that this agenda item has been pushed to the June Planning Commission Meeting.

524 Gap Newport Pike – Dillion Property – Withdrawn Notice

Mr. Battin notified the Planning Commission that the Land Development Project for 524 Gap Newport Pike has been withdrawn. Ms. Mary Schlachter requested an update on the historical status of the home on that property. Ms. Fanning suggested that the Township contact the owner and inquire about deeming the home historic to preserve the home that is located on the property.

Data Center Ordinance – Discussion

Mr. Battin explained the reasoning for the ordinance regarding data centers within the township. He gave a brief description of the areas within the township that might be acceptable to put a data center. Mr. Engleman summarized what Mr. Battin explained and then asked for questions from the Planning Commission or the audience. Mr. Joe Ferarro of 348 Chatham Rd. questioned why we would want to discourage data centers from our area. Mr. Battin explained that it was a protection from the big data complexes not the smaller centers. Mary Schlachter inquired about the process and time that it would take to pass the Ordinance. Mr. Battin explained the process and suggested that it could be as soon as August by the time the Board of Supervisors could see a clean ordinance and not a draft version. Mr. Shock asked if it would benefit the township to re-zone the landfill to Industrial Special Use. Mr. Battin explained the longevity of the landfill project. Mr. Battin asked the Planning Commission Members to review the ordinance and get questions and comments back to him.

Notice of Hearing for Sheetz Liquor License Transfer

Mr. Battin explained the reasoning behind the Liquor License Transfer. This is a Liquor License that is being transferred from another part of the county. Sheetz has already been approved through the initial land development process to sell alcohol at this location.

VII. PUBLIC COMMENT (non-agenda items)

Mr. Engleman asked if there were any non-agenda items for discussion. There were none.

VIII. ADJOURNMENT

Mr. Owens made a motion to adjourn the meeting at 7:41 p.m., seconded by Mr. Shock. Passing with a vote of 7-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary