

PENN TOWNSHIP PLANNING COMMISSION

Minutes of May 18, 2026

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The Penn Township Planning Commission (PTPC) met on May 18, 2026, at 6:00pm for a workshop. PTPC members present were Forrest Woodward, Art Dalla Piazza, Robin Bahrenburg, and Meranda Harwood. Others present were Ted Brilhart (Engineer), Jennifer Blouch (Secretary), and Justin Hayman (Operations Coordinator).

Workshop: Data Centers and Zoning Amendments

A list of visitors is on file with the Township office.

The Commission reviewed the Data Center Ordinance Draft. The following changes will be made:

Add that the applicant shall use a closed loop cooling system to provide the required cooling needs of the site. Applicants will get water from outside the township and dispose of the cooling water outside of the township.

Add definition of closed loop system.

Delete Section 10 for groundwater cooling system, put that into performance standards for zoning.

From 300ft to 400ft setbacks on all sides

On page 4, (4) add long-term sustainable yield

On page 5 & 6, change to 3,000ft

On page 6, (7.a.1) take out special exemption, keep conditional use

In PennFuture Water Withdrawal Provisions:

On page 2, (11.c) change sufficient time to shall allow 30 days

On page 3, change municipality to township

Discussion on having data center build infrastructure such as sewage treatment that the township could tie into.

Discussion on bonds for environmental effects.

Community and Environmental assessment.

Check the decommission plan from wireless ordinance. Add to it that 5 years after the data center is no longer being used, and it hasn't been sold for any other industrial use, then it has to be completely deconstructed.

Bond for 100% of facility cost, including components. Bond cannot decrease from the original facility cost.

Add hosting agreement to performance standards.

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Meeting

Chairman Dalla Piazza convened the regular meeting at 7:00pm with the Pledge of Allegiance. A list of visitors attending is on file in the Township Office.

Visitors

Paul Sebasovich, 13 Twin Oaks, is requesting a zoning variance of Section 1301.1 of the zoning ordinance. Mr Sebasovich stated that the ordinance says no accessory building or structure shall project nearer to the street on which the principal building fronts than such principal building. He stated that the proposed structure is further away from the street than the house is. Forrest Woodward stated that the accessory structure would still project in front of the house. Ted Brilhart, Engineer, stated that in his opinion, the garage complies with the ordinance. Upon a Bahrenburg/Harwood motion, the PTPC voted unanimously to recommend that the supervisors do not need to be a party to the hearing.

Larry Watts, 375 Watts Drive, gave a brief history of the privately owned portion of Watts Drive.

Minutes

Upon a Bahrenburg/Woodward motion, the PTPC voted unanimously to approve the April 20, 2026, and April 30, 2026 minutes.

Adjournment – Upon a Harwood/Woodward motion, the PTPC voted unanimously to adjourn the meeting at 8:21pm.

Respectfully Submitted,

Jennifer Blouch
Secretary