NORTH EAST TOWNSHIP
PLANNING COMMISSION
September 8, 2026
MINUTES

Call to Order: Vern called the meeting to order at 7:00 PM. Matt was excused. All others were present.

Minutes: Minutes of August 3, 2026, meeting were reviewed. Char motioned for approval, Dennis seconded, approved.

Old Business:

- Rob Fisher presented his plan to transfer the northern portion of parcel 37-027-112.0-004.00 to parcel 37-027-112.0-004.02 on Gulf Road. There have been no changes since the Preliminary was approved at the August meeting. Jay mentioned that this will go to the Supervisor's mid-month meeting. Char motioned for approval, Dennis seconded, approved.
  Final R-1

- Gerry Pike presented a subdivision plan for Lake View Development, Inc. on Station Road, parcel 37-030-116.0-023.00. Parcel 1 (37-30-116-23 [141.35 acres]) and the triangular parcel sold by John Manison (37-30-116-18 [12.425 acres]) will be combined with the Andy Vinca property (37-30-116-15.01 [40.118 acres]). Parcel 3 (37-30-116-23 [41.225 acres]) and Parcel 2 (part of 37-30-116-23 [6.68 acres]) will be combined with the Lands of Lakeview Development, Inc. (37-30-116-19 [165.851 acres]). There are two existing accesses to the transferred property—Christin Court on the east and Lakeview Drive on the west. In summary, four (4) lots will be combined into two (2) lots. Dennis motioned for approval, LeAnn seconded, approved.
  Preliminary R-1/R-2

New Business: Matt Bartlett discussed his and his son's plan to subdivide about 1.5 acres from the farm on SR 89, that lot containing the house and old barn, which are planned to be transferred to his son and demolished. The property is zoned R-2, with a 20,000 Sq. Ft. minimum size, which this will meet. They were reminded to watch the side yard setbacks and to come back with a preliminary plan for review and approval.

Variances: None

Discussions: We were asked to review the proposed Data Center Ordinance provided by legal to the Supervisors. Dennis had two comments:
1. We need stronger language regarding batteries and their impact on water and air pollution and storage requirements. Since it would be a Conditional Use permit, we would have the ability to address this with any application.
2. Dennis was concerned about the water situation. Our system can only handle 10 MGD, and our sewer system is at capacity. Therefore, all infrastructure investments would have to be borne by the developer.
Dennis made a motion to recommend that the Supervisors take a closer look at batteries and water/sewer issues in the ordinance.
Vern mentioned that NE Borough would have to be involved in any data center plans since treatment is handled by the Borough.
Jay mentioned that batteries are not permitted in our solar ordinance. We could require storage on site.
A member of the public asked if they could comment. Vern replied that the Supervisors will hold a public hearing, likely in October or November, and then public comments will be allowed. The Planning Commission has no say at this point, as the Solicitor and Supervisors are handling the ordinance.
Char seconded the motion, approved.

Char mentioned the request by two growers to consider an Abandoned Vineyard Ordinance, since there are numerous negative impacts from these vineyards (and orchards) on neighboring vineyards that are being maintained. Insects, diseases, etc. can float from the abandoned vineyards into the maintained vineyards, ruining crops. Char has proposed ordinance and supporting documentation from a member of the local PA Farm Bureau, Jeremiah Pfadt. It was suggested that the Farm Bureau could make a presentation to the Supervisors, but it was likely that the Township would not get involved. Rather, growers should approach the PA Farm Bureau and have them prepare an ordinance and enforce it. They should also seek funding assistance from the State to help growers remove or otherwise address their abandoned vineyards.

Walk-ins/Other items: One resident asked a question, as addressed above.

Adjournment: LeAnn motioned to adjourn.

Charlene M. Kerr

Charlene M. Kerr, AICP

Secretary