

**NORTH EAST TOWNSHIP
PLANNING COMMISSION**

APRIL 6, 2026

MINUTES

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

Minutes: Minutes of the March 2, 2026 meeting were reviewed. Char motioned for approval, Matt seconded, approved.

Old Business: None

New Business:

- Steven Maille and Sue Fisher presented a proposal to replot parcels 37-028-113.0-010.00 and 37-028-113.0-010.02. This request was to place the newly constructed structure on the appropriate parcel of land. No changes in use were proposed. Char motioned for approval, LeAnn seconded, approved.

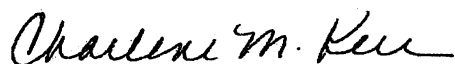
Preliminary R-1

Variances: None

Discussions: None

Walk-ins/Other items: None

Adjournment: LeAnn motion to adjourn at 7:10.



Charlene M. Kerr, AICP

Secretary

After the meeting, Jay mentioned that the conditional use permit for Evandale will be at the Supervisors on May 4.

The notice for the SALDO hearing has not yet been set by the Supervisors. Jay will follow up with them.

Vern clarified that "**Clean and Green**" is a tax credit. If the landowner develops his property, he/she must repay the past credits. "**Ag Security**" protects farmers and their right to farm. Restricts ability of neighbors to press charges against normal farm operations. "**Ag Preservation**" is when the landowner has sold the development rights to the state or County. We also noted that our zoning district "Ag Preservation" has nothing to do with the State program.

We talked about the potential for data centers to be a threat/opportunity for the township. This term is not included in our zoning. Jay will ask Tim what we might want to do to protect ourselves. We decided they could be conditional uses in Business and Industrial districts only. May need to amend our zoning (already!)

We talked about safety issues in the Valley and aesthetics. LeAnn will look into PennDOT's streetscaping grant program and we can discuss further if we are interested.

Char brought up about the "Official Map" that John McGranor had discussed with us. This would provide the township with the ability to identify parcels of land that may be needed in the future for infrastructure, roadways or other township needs. The Official Map would provide the township with the right of first refusal if/when any of the identified parcels came up for sale. This would have to be discussed with Supervisors.