

**NORTH EAST TOWNSHIP
PLANNING COMMISSION**

August 3, 2026

MINUTES

Call to Order: Dennis called the meeting to order at 7:00 PM. Vern and LeAnn were excused. All others were present, including Kirk.

Minutes: Minutes of the July 6, 2026 meeting were reviewed. Matt motioned for approval, Char seconded, approved, with the correction that regarding the paragraph on the moratorium for data centers, Matt had made the motion and LeAnn had seconded it, and it was approved.

Old Business:

- Shane and Judy Kosterman's request to subdivide and transfer .545 ac of parcel 37-024-090.0-007.01 to parcel 37-024-090.0-007.05 on Pine Tree Lane. This was approved at our last meeting with the condition that the County approve it. The County has approved it and the Kosterman's can now take this to the Supervisors.
- Jeffery and Karen Crosscut-Miller presented their plan to subdivide 2 acres out of parcel 37-022-101.0-005.00 on West Law Road. Their proposal meets all requirements. Char motioned for approval, Matt seconded, approved. They can now take it to the Supervisors. **Final R-2**
- Rob Fisher and his surveyor presented their 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. Rob has talked with the County and Jay. There is a non-building waiver included therefore there is no water or sewer issue. The existing easement for access to the north eastern parcel is incorporated into the northern parcel now. The easement was designed for timbering but no timbering has been down. The easement is no longer needed. Rob plans to sell the northern parcel soon and possibly the southern parcel at a later date. Dennis mentioned that they now need to get a survey done and go to the County for approval, then come back to PC for final approval before going to the Supervisors. Char motioned for approval, Kirk seconded, approved.

Preliminary R-1

Variances: None

Discussions: Evandale Farm Conditional Use permit application -CU-26-02. Evandale is requesting a CU permit to add 16 Farm Stays on parcel 37-029-116.0-028.00 on the

north side of Cole Road. At the PC's last meeting, we discussed what would be needed for the CU permit. Matt drafted some conditions, which we reviewed and attached to the CU application. The square footage for each farm stay is 500 SF. We reviewed the other conditions with Evandale. They mentioned that they have hired a farmer. She and her family have moved here from Texas and are living in the house on the south side of Cole Road. They are still working with DEP and County Health regarding either a small package system, a small plant or hooking into the municipal sewer which is now at Lakeview Country Club. Once we approve the CU permit, Jay will get them on the Supervisor's schedule for a public hearing. Char motioned for approval, Matt seconded, approved.

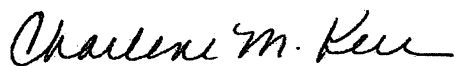
Jay will check with the Supervisors regarding hard copies of the Zoning and SALDO updates for the PC members.

We decided to schedule 2 meetings in September to discuss the data center ordinance. The solicitor said we should NOT do a moratorium. We can start with the County document, also Fairview's and possibly Harborcreek's. Jay has emailed this information to us for review. If you do not have it, let Jay know. Jay will advertise for meetings on Tuesday, September 8 at 1:00 PM and on Monday, September 21 at 1:00 PM.

Kirk discussed an interesting issue regarding battery storage facilities. This may be another issue that we should address at some time.

Walk-ins/Other items: None

Adjournment: Char motioned to adjourn.

A handwritten signature in cursive script, reading "Charlene M. Kerr".

Charlene M. Kerr, AICP

Secretary