

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES**

DATE & TIME: APRIL 06, 2026 7:00 PM

ATTENDANCE:

Members:	Fred Hammond Skylar Gingrich Carrie Swarr, via zoom Donna Shaw	Staff:	Jennifer Tulonen, Penn Township Planner Casey Kerschner, Township Engineer
		Others:	Dietrick Ferster, DC Gohn, applicant

**Call to Order**

Hammond called the meeting to order at 7:00pm and lead the Pledge of Allegiance.

**Public Comment/Guest Recognition** – Chair Hammond welcomed newly appointed planning commission member, Donna Shaw.

**Approval of Minutes** – March 02, 2026. After review, a motion was made by Gingrich and seconded by Hammond to approve the prior meeting minutes. The vote was unanimous approval.

**BRIEFING ITEMS**

**Draft Ordinance to Amend Chapter 27, Zoning**

Proposed draft ordinance to amend Chapter 27, Zoning, to include definitions relating to data centers, data center equipment/accessory uses, structures, etc. The draft ordinance adds district regulations and additional requirements for the specific use(s) as provided within the draft ordinance. The draft ordinance proposes the data center use(s) be submitted to Penn Township through a Special Exception (SE), through the Penn Township Zoning Hearing Board (ZHB), permitted within the Penn Township Commercial Light Industrial (CLI) and Industrial (I) Zoning District.

J. Tulonen presented the item to the Planning Commission. The Township’s current regulations surrounding data centers are permitted by right in most zoning districts. The adoption of this amendment would limit data center proposals to the Penn Township CLI and I zoning districts, by Special Exception.

F. Hammond raised a question on water utilization and discharge gallon amounts. J. Tulonen identified the draft ordinance requires applicants to submit with the Special Exception application, heard by the Zoning Hearing Board, a “Water Utilization Report” prepared and certified by a professional engineer. The water utilization report is to contain information regarding discharge volumes and destinations. F. Hammond found the response by staff acceptable with no further request for follow-up.

Additonal regulations included within the draft ordinance include provisions for noise regulation, setbacks from adjacent property lines and fencing, amongst others.

The planning commission had no other questions on this item. J. Tulonen will have the ordinance prepared for the May 04 meeting. Consideration for adoption by the Penn Township Board of Supervisors is scheduled for May 11.

**DECISION ITEMS**

**25-012: Final Subdivision Plan for 936 Lancaster Road, with waivers requested**

The applicant is proposing the final subdivision/lot add on plan for the existing property located at 936 Lancaster Road. The property is located in the Penn Township commercial (COM) zoning district. *No improvements or construction is proposed as part of this project.* The proposed improvements consist of combining the Park Hill Drive Lot 1 with the Purpart No. 1 and Purpart No. 2 into a single lot which is identified as Proposed Lot 1. Proposed Lot 2 is the resultant lot. In summary, the project will combine three lots to result in two. Township staff recommends conditional approval of Penn Twp. Plan No. 25-012.

After discussion, a recommendation was by S. Gingrich to conditionally approve Penn Township Project No. 25-012, with all waivers as requested, conditioned upon the applicant meeting all conditions as outlined in the Township Planner letter dated March 17, 2026. The motion was seconded by F. Hammond. The motion passed unanimously.

### **OTHER**

J. Tulonen included the Lancaster County Parks and Trails Master Plan, with public comments open until April 10.

C. Kerschner presented the Recreational Facilities Mapping project by HRG to digitize the current Penn Township trails and connections. The 4/6/26 map is a work in progress, and changes/updates are expected.

Upcoming:

- PA Classics Lot Add On and PA Classics SWM Plan (April, Board of Supervisors)
- 670 Lancaster Road "Cain's Lanes" – May Planning Commission meeting
- Penn Station Townhomes, expansion – May Planning Commission meeting
- 149 Doe Run Road "Baron Run" – May Planning Commission meeting

### **ADJOURNMENT**

On a motion from Gingrich and a second from Shaw, the Planning Commission adjourned at 7:42PM.

Respectfully submitted, Jennifer Tulonen