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Pocopson Township Planning Commission Meeting Minutes Wednesday, May 6, 2026, 7:30 p.m.

The Pocopson Township Planning Commission Meeting was held on May 6, 2026, at 7:30 p.m. at the Pocopson Township Municipal Building.

In attendance were Planning Commission Members: Gary Summers, Sean Rafferty, John Hess, Robert Miller; Craig Kologie, Zoning Officer; Kim Venzie, Solicitor; Aleida Diaz Asst. Secretary, and Neil D. Vaughn, Township Manager/Secretary.

Call to Order: Chairperson Summers called the meeting to order at 7:30 p.m.

Public Comment: None

Draft Data Center Ordinance

Ms. Venzie and Craig reviewed the various aspects of the proposed Data Center Ordinance. They made the following recommendations as part of the overall proposed Data Center Ordinance regulations:

1. Data Centers must use public water.
2. Provisions for noise.
3. Clarify power sources (even for "Boutique" or smaller data centers that use/provide their own energy sources).
4. A five-acre minimum in the Limited Industrial zoning district.
5. 1000-foot setbacks for "sensitive receptors" such as residential housing and schools, etc.
6. Funding for Emergency Management training in case of fire, etc. at data center.

Hess moved to authorize the Planning Commission Solicitor make all final adjustments to the proposed Data Center Ordinance and when ready, submit the recommendations to the Board of Supervisors for their consideration, Rafferty seconded the motion. Motion carried 4-0.

Comprehensive Plan Update Task Force Report

Township Manager Vaughn provided a brief report on the Comprehensive Plan Update Task Force Community Vision Session held on May 4, 2026, commenting that it went well and there was a notable number of participating residents.

Approval of Meeting Minutes: A motion was made by Commissioner John Hess to approve the April 1, Planning Commission Meeting minutes, with a second by Planning Commission Vice Chair, Sean Rafferty. Motion passed 4-0.

Adjournment: Planning Commission Chair, Gray Summers made a motion to adjourn the meeting at 8:05 p.m. with a second by Planning Commission Vice Chair Rafferty. Motion passed 4-0.

Respectfully submitted,

Aleida Diaz
Assistant Secretary