

## **EAST FALLOWFIELD TOWNSHIP**

### **Planning Commission Minutes September 21, 2026 APPROVED**

**Attendees:** Guido Giuntini (Chair)  
Deb Stoff (Member)  
Jerry Dickinson (Member)  
Sue Monaghan (Member)  
TJ Berlin (Member)  
Deloin Scotton (Member)

**Absent:** Charles Reed (Vice Chair)

Chair Giuntini called the meeting to order at 6:30 pm.

#### **1. Discussion: Revised Data Center Ordinance**

The Planning Commission reviewed proposed revisions to the data center ordinance, including definitions and standards related to Sustainable Yield and permitted zoning districts. It discussed whether data centers should be limited to a single zoning district and expressed concerns about permitting them in multi-use districts due to potential legal challenges. Members also reviewed architectural design standards, sound and vibration requirements, testing procedures, and the potential impacts on residents and wildlife. The Commission agreed that annual studies should be funded by the operator and that measurements should be conducted along the full property perimeter. Members requested revisions to clarify that data centers must utilize public water rather than groundwater, sought more specific renewable energy requirements, and recommended adding provisions for damage remediation and a security escrow.

#### **2. Action: Approval of Minutes**

February 2, 2026  
March 2, 2026  
March 16, 2026  
April 20, 2026  
May 4, 2026

MOTION by Member Stoff to approve the minutes. SECOND by Jerry Dickinson. VOTING: 6-0.

#### **3. Old Business**

There was no old business.

#### **4. New Business**

To help with the new Comprehensive Plan Update, Township Manager Swichar has requested a small task force which includes representatives from the Planning Commission. Members Monaghan and Berlin agreed to join.

#### **5. Adjournment**

MOTION by Chair Guintini to adjourn the meeting at 7:08 pm. SECOND by Member Scotton. VOTING: 6-0.