EAST FALLOWFIELD TOWNSHIP

Planning Commission Minutes
October 5, 2026

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

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

1. Discussion: Revised Data Center Ordinance

The Planning Commission met to review and discuss the updated version of the data center ordinance. Members reviewed the proposed changes, including permitted districts, setbacks, maximum height, water and sewer requirements, and decommissioning provisions. Noise standards were discussed, including compliance requirements and the potential need for permanent acoustic monitoring. The Commission noted that clarification from the Township Solicitor is needed regarding the proposed ordinance changes.

The Committee discussed sending the draft ordinance to the Board of Supervisors with the following considerations:

- Section 3-1-A: ensure that at least one lot within the O-I Zoning District contains a minimum of 50 acres.
- Section 3-E (Post Construction Sound and Vibration Study): add a requirement for a permanent monitoring/recording system that is active 24/7, to be available to the Township upon request.
- Section H-1-a (Water): consider permitting groundwater in addition to public water.
- Section I-1-b (Energy Supply): consider adding a minimum percentage requirement for renewable energy.
- Section I-2-c-2 (Backup Generators): change annual cap for maintenance and testing from 100 hours to 36 hours.
- Add a section specifying that e-waste management must follow all Federal and State regulations.

MOTION by Chair Giuntini to send the draft ordinance with the comments and proposed adjustments to the Board of Supervisors for further consideration. SECOND by Vice Chair Reed. VOTING: 4-0.

2. Action: Approval of Minutes

September 21, 2026
July 6, 2026
June 15, 2026

MOTION by Chair Giuntini to approve the minutes. SECOND by Member Monaghan. VOTING: 4-0.

3. Old Business

There was no old business.

4. New Business

There was no new business.

5. Adjournment

MOTION by Chair Guintini to adjourn the meeting at 7:05 pm. SECOND by Vice Chair Reed. VOTING: 4-0.