

**MINUTES OF PLUMSTEAD TOWNSHIP
PLANNING COMMISSION
REGULAR SCHEDULED MEETING
FEBRUARY 19, 2026**

1. Call to Order: The February 19, 2026, regular scheduled meeting of the Plumstead Township Planning Commission was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, Gary Talbot, called the meeting to order at 7:00 p.m.

APPOINTED COMMISSIONERS:

Gary Talbot	Member
Chance Worthington	Member
*Brendan Callahan	Member
*Jason Lang	Member
Daniel Grabianowski	Member

APPOINTED OFFICIALS:

Erik Allgood, Esq.	Township Solicitor
Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Township Manager / Dir. of Planning & Zoning

* Not Present

2. Pledge of Allegiance: Mr. Talbot led the Commission and audience in a moment of silence and the Pledge of Allegiance.

3. Reorganization:

3.1. Election of Officers:

- A. Nomination and Election of Chairperson**
- B. Nomination and Election of Vice-Chair**
- C. Appointment of Secretary**

NOMINATION: Upon nomination by Mr. Worthington, seconded by Mr. Grabianowski, the Planning Commission unanimously appointed Mr. Talbot as Chairperson.

NOMINATION: Upon nomination by Mr. Talbot, seconded by Mr. Grabianowski, the Planning Commission unanimously appointed Mr. Worthington as Vice Chairperson.

NOMINATION: Upon nomination by Mr. Talbot, seconded by Mr. Worthington, the Planning Commission unanimously appointed Mr. Callahan as Secretary.

4. Land Development:

4.1. Yoder Lot Line Adjustment: In attendance for the applicant was Nancy Kanter, Esq. from Pine Street Legal and Patrick Cavanaugh from Cavanaugh Surveying.

Mr. Fulmer introduced the project, stating that this project stems from a neighbor dispute over the maintenance of a drainage swale that runs between the two properties. Mr. Fulmer stated that the proposed lot line follows the

shape of the swale and is not a straight line. Mr. Fulmer stated that a judge issued a court order stating that the proposed lot line is the final design but still needs Township approval.

Mr. Fulmer then reviewed the requested waivers, outlined as items 2A-2F in the Wynn Associates review letter, dated February 9, 2026. The Planning Commission had no objection to the requested waivers, however, Mr. Fulmer suggested that a Right-Of-Way Dedication be offered on the plan for the Township to act on in the future.

Mr. Cavanaugh stated that a revised final plan will be submitted prior to the April Board meeting which will address the engineering & standard comments that are outlined as items 3-7 in the Wynn Associates review letter, dated February 9, 2026. Additionally, Mr. Cavanaugh stated that waivers D & E have already been addressed in the revised final plan, and they no longer requested those waivers.

The Planning Commission members agreed that this plan will hopefully solve an ongoing neighbor dispute; the project doesn't affect any other property owners; and this is a very unique situation, so no precedent will be set by allowing a nonconforming lot line design.

MOTION: Upon motion by Mr. Worthington, seconded by Mr. Grabianowski, the Commission unanimously recommended approval of the requested waivers, outlined as 2A-2C & 2F, in the Wynn Associates review letter dated February 9, 2026, noting that waivers 2D & 2E are no longer requested.

MOTION: Upon motion by Mr. Worthington, seconded by Mr. Grabianowski, the Commission unanimously recommended approval of the Yoder Lot Line Adjustment, subject to the comments in the Wynn Associates review letter dated February 9, 2026.

5. Zoning Ordinance:

5.1. H20 – Data Center Use:

Mr. Allgood introduced the ordinance and explained that the purpose of the proposed ordinance is to establish a Zoning Use and Regulations for data centers so if, in the future, a developer were to look towards building a data center in Plumstead, the Township would already have strict regulations in place in an effort to prevent data centers from taking advantage of loose or nonexistent regulations.

Mr. Allgood answered the Commission members' various questions regarding how this ordinance was created, stating that the ordinance was based off existing ordinances in other municipalities; and that the provisions within the ordinance have already been tested and proven to be strong in other municipalities.

When asked by Mr. Worthington, Mr. Hicks stated that, as Zoning Officer, he mapped out all available properties based off the proposed ordinance, and while it does allow the Use within the Township, the proposed ordinance is restrictive and does a good job limiting the areas of the Township where the Use could be established.

Mr. Talbot offered some grammatical and semantic revisions to be made prior to final approval. Specifically, the Commission members agreed to eliminate "and/or" from Subsection F and replace it with "and"; and in Subsection G, remove the phrase "To the extent practical". Mr. Talbot also stated his desire to require an electric rate study and a water table study be performed by any potential applicant. Mr. Allgood stated that he would explore that request. Additionally, Mr. Worthington noted that Subsection M requires on-site energy generation, however, subsection F requires the use of public utilities. The Commission agreed that the conflict between F and M shall be resolved prior to final approval.

MOTION: Upon motion by Mr. Worthington, seconded by Mr. Grabianowski, the Commission unanimously recommended authorization to advertise for approval, subject to revisions made to Subsections F, G, & M.

5. Approval of Minutes:

5.1. Meeting of December 18, 2025:

MOTION: Upon motion by Mr. Grabianowski, seconded by Mr. Worthington, the Commission unanimously approved the minutes of the December 18, 2025, meeting.

6. Public Comment: There was no public comment.

7. Adjournment: Upon motion by Mr. Grabianowski, seconded by Mr. Worthington, the meeting was adjourned at 7:58p.m.

Respectfully Submitted,

Date Approved: 03/19/26



Steve Hicks, Assistant Township Manager