

**MINUTES OF PLUMSTEAD TOWNSHIP
PLANNING COMMISSION
REGULAR SCHEDULED MEETING
JUNE 25, 2026**

1. Call to Order: The June 25, 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. Land Development:

3.1. Hey Dude Partners, LLC – Kellers Church Rd. – TMP 34-004-002-002: In attendance for the applicant were attorney, Sean Duffy Esq. & engineer. Scott Mill.

Mr. Duffy introduced the project, explaining that the applicant has proposed a 15,000sf one-story building, in the Light Industrial (LI) zoning district on a vacant parcel along Kellers Church Road. Mr. Duffy explained that the previous owner of the property submitted a Land Development application in 2021 and received Preliminary Approval from the Board of Supervisors at the time; however, the proposed building in 2021 was 6,705sf. Mr. Duffy explained that they would be seeking Preliminary/Final approval. Mr. Duffy stated that the Zoning Hearing Board, in April, granted relief for side yard setback requirements, buffer requirements, and to allow the variance approvals to last for two years, not just one.

Mr. Mill answered the Commission members' various questions regarding buffer areas, parking, and stormwater. Mr. Mill stated that the vegetative buffer that was shown on the plans in 2021 still exists as the limits of disturbance would not change with this project and the impervious surface would remain the same as 2021. Mr. Mill continued that the mature vegetation would make up most of the buffering, but they would need to plant new vegetation to supplement any that are dead or invasive. Mr. Mill stated that the project will involve 50 parking spaces; with 30 striped and 20 in reserve. Regarding stormwater management, Mr. Fulmer stated that the plan called for a retaining wall in a basin, which does not meet the Township ordinance. Mr. Mill stated that the retaining wall would be made from poured concrete. Mr. Talbot and the other Commission members expressed strong concern over the lack of engineering details regarding the retaining wall. The Commission members all agreed that without more detail regarding the design of the proposed retaining wall, a recommendation of Prem./Final could not be made.

and they would only recommend Preliminary approval. The applicant withdrew the waiver request seeking Preliminary/Final approval.

Mr. Fulmer reminded the applicant that they must consult with the Bucks County Water & Sewer Authority to verify that the existing 1 EDU for sewer hook-up that was allocated in 2021 is adequate for the larger proposed building. Mr. Duffy and Mr. Mill stated that most of the items in the Gilmore review letter have been addressed; the comments from the Arborist review letter would be taken into consideration; and the comments in the Fire Marshal review letter could be considered Will Comply. Mr. Fulmer reminded the applicant that Kellers Church Road is a State road, so they will need PennDOT approval for road improvements.

MOTION: Upon motion by Mr. Callahan, seconded by Mr. Grabianowski, the Planning Commission unanimously recommended approval of waivers 4B-4E as outlined in the Wynn Associates review letter, dated June 11, 2026, acknowledging that the applicant withdrew waiver request 4A.

MOTION: Upon motion by Mr. Callahan, seconded by Mr. Worthington, the Planning Commission unanimously recommended Preliminary Plan approval subject to the Wynn Associates review letter dated June 11, 2026, acknowledging that Final Plan approval could not be recommended due to a lack of information regarding the retaining wall.

4. Zoning Ordinance:

4.1. D9 – Outdoor Shooting Range Use:

Mr. Allgood explained that the ordinance was revised to eliminate “indoor” to make the ordinance for outdoor ranges only. Mr. Allgood also stated that the Light Industrial (LI) zoning district had been added as an area where a shooting range would be permitted.

Resident Dave Holt stated that the acreage limitations should be eliminated.

MOTION: Upon motion by Mr. Callahan, seconded by Mr. Worthington, the Planning Commission voted 3-1 to recommend the advertisement of the proposed D9 – Outdoor Shooting Range Use ordinance. Mr. Grabianowski was opposed.

4.2. H20 – Data Center Use:

Mr. Allgood explained that the Board of Supervisors adopted the ordinance at their June 10th meeting; however, the Board then voted to send the ordinance back to the Planning Commission to be fine-tuned.

The Planning Commission members discussed revisions to the ordinance including: making the applicant file a Decommission Plan with their application along with a reserve escrow to be held in reserve during the life of the data center to ensure the site is cleaned up if the data center shuts down; provisions to protect surrounding wells from depletion as a result of the data center’s water usage; requirement that if the usage or production increases by 10%, they would need to come back to the Township for further approval; provisions to regulate the low decibel hum (tonal noise) that is associated with data centers; as well as regulations for solar panels, cameras, and heat.

Resident Loyd Bush Jr. stated that the well depletion regulations for be for an extended period of time. Additionally, Mr. Bush and resident Dave Holt expressed concern over data centers calling themselves data warehouses to get around requirements. Mr. Holt also expressed concern over fire hazards from battery energy systems.

Resident Kelly McGowan stated that the ordinance should take the effect of data centers on animals into consideration.

5. Approval of Minutes:

5.1. Meeting of May 21, 2026:

MOTION: Upon motion by Mr. Grabianowski, seconded by Mr. Callahan, the Commission unanimously approved the minutes of the May 21, 2026, meeting.

6. Public Comment:

Resident Dave Holt thanked the members for their thoughts on the data center ordinance.

7. Adjournment: Upon motion by Mr. Worthington, seconded by Mr. Callahan, the meeting was adjourned at 8:42p.m.

Respectfully Submitted,

Date Approved: 7/16/26



Steve Hicks, Assistant Township Manager