

The Peach Bottom Township **Planning Commission** met on **May 19, 2026**, in the Municipal Office Building. Members present Wesley Carter (Chair), David Thompson (Vice Chair), David Stewart, Aaron Bleacher, Benjamin Hushon, Michael Kurek and Christopher Warne.

- **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Bleacher, vote 7/0

Public Comment

Several residents commented on the proposed Data Center Ordinance. Concerns included noise, lighting, impacts on nearby homes and schools, property values, electrical infrastructure, and future expansion. The Planning Commission explained that no formal land development plan or permit application for a data center has been submitted to the Township and that the ordinance is being developed proactively so regulations are in place before any application is received. The Commission also discussed limitations imposed by Pennsylvania law, noting that the Township cannot completely prohibit a lawful use through zoning but may establish reasonable regulations to mitigate impacts and protect residents. Public participation and continued input throughout the ordinance review process were encouraged.

Subdivisions & Land Development Plans

- Amos Miller Sewage Planning Module- 299 Aubel Rd also known as Map BO Parcel 18. Subdivide 1 acre of the 112.08-acre lot for a single-family dwelling. YCPC comments reviewed Josh Myers from Shaws Surveying representing the Millers
 - **Motion** to recommend Supervisors approve the plan contingent sewage planning module was made by Member Thompson 2nd by Member Carter, Vote 7/0
 - **Motion** waive Section 502a water and feasibility study, and Section 601 plan scale was made by Kurek 2nd by Member Hushon, Vote 7/0

Ordinances

- Data Center Ordinance- York County Planning Commission comments were reviewed.
 - **Motion** to forward Data Center Ordinance to the Supervisors, with recommended changes, for advertisement and adopted was made by Member Hushon and 2nd by Member Bleacher, vote 7/0

Reports

April Permits- 15 New Dwelling- 2 (Bryansville, Sycamore)

- **Motion** to adjourn at 8:17 p.m. was made by Member Stewart 2nd by Member Bleacher, vote 7/0