

**South Londonderry Township  
Planning Commission  
Meeting Minutes  
February 17, 2026**

**Call to Order:**

The meeting was called to order by Dawn Blauch at 7:00 PM and was followed by the Pledge of Allegiance.

**Appointment of Chairman of the Board:** A motion was made by Kennedy, seconded by Martin to appoint Dawn Blauch as Chair of the Planning Commission. Motion carried.

**Appointment of Vice-Chairman of the Board:** A motion was made by Van Zant, seconded by Martin to appoint Jeff Kennedy as Vice-Chair of the Planning Commission. Motion carried.

**Attending Members:**

John Van Zant (Recused)	Dawn Blauch
Bill Bova (Excused)	Jeff Kennedy
Bret Haldeman	Jill Martin
Alex Kinsey (Excused)	

**Attending Staff:**

Richie Deibert, Manager  
Frank Chlebnikow  
Allison Garner  
Mandy Braden

**Attending Public:** None

**Public Input:** None

**Minutes:**

A motion was made by Martin, seconded by Kennedy to approve the August 19, 2025 Planning Commission meeting minutes. Motion carried.

**New Business:**

Discussion was held on a proposed text amendment to the Zoning Ordinance regarding Data Centers. Deibert gave an overview of draft text amendment to the board. Chlebnikow/Garner provided additional details.

Concerns about lighting, buffer areas, power, water and noise were discussed. The Commission made the following recommended changes to the first draft of the Data Centers Ordinance:

1. Section 2. - Define "Continuous".
2. Section 427.E.1. – Fill in blank with "70" decibels.
3. Section 427.E.4 – Fill in blank with "230".
4. Section 427.I.1.B.8 – Delete and replace with "Persons preparing the studies shall be properly certified and provide appropriate signatures and certifications.
5. Section 427.I.2.C – Fill in all blanks with "Township".
6. Section 427.I.3 – Remove "Emergency backup power" and replace with "All".
7. Section 427.J.4. – Fill in blank with "Fire Department"
8. Section 427.K.1 & .2 – A note was made on whether we need either statement due to security and screening requirements already in the Zoning Ordinance. Typically, Data Centers install security fencing around the entire perimeter of the lot or facility.

9. Section 427.M.1.C. – Fill in blank with Zoning Ordinance Section 316 – Operations and Performance Standards.
10. Section 427.N – A note was made on whether to provide a decommissioning fee or bond to ensure proper removal of all facilities.

A motion was made by Martin, seconded by Haldeman to recommend approval of the draft Data Centers text amendment to the Board of Supervisors, contingent upon the discussed revisions and additions being satisfactorily addressed. Motion carried.

**Old Business:** None

**Good & Welfare:** None

**Adjournment:** There being no other business before the PARPC Commission, a motion was made by Martin, second by Haldeman to adjourn at 8:30PM. Motion carried.

**Next Meeting:** March 17, 2026

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Richie Deibert, Asst. Manager