

**Planning Commission
MINUTES**

May 21, 2026

Meeting Held at Springfield Township Building

Members Present: Angela Kelly, Neil O'Brien, Dave Long, Travis Pantaleo, Nicole Zane and Bruce Whitesell

Members Absent: Dawn Nicholson

Ms. Kelly called the meeting to order at 7:04 p.m. and opened with the Pledge of Allegiance.

NEW BUSINESS

Draft Data Center Ordinance Discussion

Mr. Pantaleo introduced the draft, noting that the ordinance is based on the Pennsylvania Municipalities Planning Code (MPC), which allows for managing development to protect open land, natural resources, and public well-being. Additionally, it aims to prevent the township from being a "soft target" for developers. The draft was heavily influenced by resources from the Delaware Riverkeeper Network and Penn Future, noting that the township lies within the Delaware watershed.

Mr. Pantaleo proposed adding a definition for ambient temperature levels due to concerns about heat dissipation from large-scale facilities. Ms. Zane and Mr. Long expressed concerns that this might be difficult to enforce or could be a target for legal challenges.

There was a detailed discussion about defining "sensitive receptors" (such as schools, parks, hospitals, residences, etc.) to establish appropriate standoff distances. A model definition from York County was reviewed to help refine this language.

Ms. Zane and Mr. Whitesell repeatedly emphasized the need to ensure that the ordinance is reasonable and enforceable to withstand potential legal challenges from high-funded developers.

The Commission discussed whether data centers should be permitted "by-right" (which would require designating a specific district) or via "conditional use". They leaned toward making it a conditional use, which would require approval from the Board of Supervisors.

Mr. Whitesell noted that Springfield Township has inexpensive large parcels of land and existing pipeline infrastructure that could potentially make it attractive for data center development, increasing the urgency for a solid ordinance.

The Commission intends to continue refining the draft, with plans to solicit feedback from the Township's Solicitor to ensure the provisions are constitutionally sound and reasonable. Tentative revisions are expected to be reviewed at the June 18th meeting.

APPROVAL OF MINUTES

Motion made by Mr. O'Brien, seconded by Mr. Long, and unanimously carried to approve the meeting minutes from May 6, 2026.

CORRESPONDENCE

No correspondence.

PUBLIC COMMENTS

No Public Comment

ADDITIONAL COMMENTS

No additional comments

COMMISSION COMMENTS

Next Planning Commission meeting will be held on June 3, 2026.

ADJOURNMENT

Motion by Mr. Long, seconded by Ms. Zane and unanimously carried to adjourn the meeting at 9:02 PM.

Respectfully submitted,

Rich Pursell
Township Manager