

Chairman Stephen Lear called the 542nd meeting of the Lowhill Township Planning Commission to order on Wednesday February 25, 2026 at 6:30 pm. The meeting was held in person at the Municipal Building and on Zoom. Roll call of members present: Stephen Lear, Kevin Bubbenmoyer, Jeremy Schaller, Eric Orth and Richard Dorney. Absent were Susan McGorry and Thomas Zubey. Also, present were Michael Siegel, Zoning Officer/Township Manager, Dave Alban, Engineer; Rocco Beltrami, Esq., Solicitor and Recording Secretary Jill Seymour.

Stephen Lear made a motion to approve the November 15, 2025 meeting minutes, with one word change on the second page, second paragraph. Change tells to recommends. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Dollar General – Preliminary Plan dated 01/07/2026 – they have requested to postpone coming to the meeting until March and removed themselves from this agenda. They have submitted a waiver to the submittal deadline for placement on the planning commission meeting agenda scheduled for March 25, 2026. The extension of time will be until April 10, 2026.

Rocco Beltrami, Esq. – A waiver request was received from Dollar General, as the deadline to submit was 1 pm today to bring in revised plans. The plan is for them to come back in March with the township concerns being addressed. Recommends amending the agenda. The waiver of submission deadline is until March 13. They must have revised plans to the township no later than March 13.

Kevin Bubbenmoyer made a motion to amend the agenda to add the waiver. Jeremy Schaller second the motion. Roll call: All yes. Motion carried.

Kevin Bubbenmoyer made a motion to accept the waiver as submitted. Richard Dorney second the motion. Roll call: All yes. Motion carried.

Reorganization of the Planning Commission:

Kevin Bubbenmoyer nominated Stephen Lear for Chairman. Eric Orth second it. Hearing no other nomination, Roll call: All yes. Nomination carried.

Stephen Lear nominated Kevin Bubbenmoyer for Vice Chairman. Jeremy Schaller second it. Hearing no other nominations, Roll call: all yes. Nomination carried.

Stephen Lear nominated Susan McGorry for Secretary, Kevin Bubbenmoyer second it. Hearing no other nominations, Roll call: All yes. Nomination carried.

Stephen Lear – The State of the Union addressed digital infrastructures and said they must provide their own energy.

Rocco Beltrami, Esq. – We already have it as an accessory use.

Michael Siegel – Explained where this use can build in the township. Discussed data centers, our SALDO and zoning.

Rocco Beltrami, Esq. reviewed the draft ordinance to ensure we have our legality concerns covered. A tenant must be identified or type of data center, so we have an idea of how intense the data center will be. This will meet the conditional use criteria. Mega watts will determine the type of facility or tenant.

There was a discussion on mega watts and regular facility. Hyper digital facility and the differences of each.

Curtis Dietrich – How common are the smaller facilities?

Michael Siegel – 50 megawatts are for AI; larger facilities are for businesses. Amazon uses 100 megawatts. Various methods of cooling, air cooled, water cooled, etc.

Stephen Lear would like to have in the ordinance, must have public water.

Rocco Beltrami, Esq. – May be an issue of exclusionary.

Discussion on the different was of cooling, besides water.

Terry Lenhart – Lowhill Township – Biggest issue with data centers is tapping into the electrical grid and residential rates going up.

Michael Siegel – Would have a hard time doing that here, as we don't have a grid here.

Kevin Bubbenmoyer asked if we need all the whereas in the beginning.

Rocco Beltrami, Esq. explained why they need to be there.

Floor was opened for public comment. Hearing none, moved on with the agenda.

Jeremy Schaller made a motion to recommend approval to the Board of Supervisors the draft Ordinance 2026-2 – Digital Infrastructure Facilities Ordinance. Kevin Bubbenmoyer second the motion. Roll call: all yes. Motion carried.

Michael Siegel gave some updates on our website. The GIS system is nearly complete as well.

Jeremy Schaller made a motion to adjourn. Richard Dorney second the motion. Roll call: all yes. Motion carried.

The Lowhill Township Planning Commission meeting was adjourned at 7:57 pm.

Respectfully Submitted,