Borough of Kennett Square
Planning Commission 8/18/2026 Meeting Minutes

Date: August 18th, 2026
Location: Borough Hall (3rd Floor Meeting Room)
Meeting Type: Planning Commission Public Meeting
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Attendance

Planning Commission: Doug Doerfler, Carrie Dickmann, Leigh Kelleher, Joel Comanda, Luke Zubrod, Sue Holloway
Council: Amy Reigle, Bob Norris, Michael Bertrando
Staff: Lexi Gambs, Joe Nowak
Applicants/Guests: None

Agenda

1. Approval of prior meeting minutes
2. Continued discussion of draft data center ordinance.
3. PC open vacancy

1) Approval of July Meeting Minutes

Call to Order & Minutes

Motion: Luke
Second: Leigh
Abstention: Joel (was not present at the July Meeting)
Vote: All in Favor (minus Joel)

2) Continued discussion of draft data center ordinance.

The Planning Commission continued its discussion regarding the draft data center ordinance.

Commission Discussion:

- Building Height and Setbacks: Consideration of additional height limitations, increased setbacks, and the potential requirement for a shadow study.
- Residential Adjacencies: Discussion of establishing more stringent requirements when a data center abuts a residential zoning district, particularly with respect to setbacks and noise.
- Noise Standards: Luke recommended establishing lower noise thresholds where data centers are adjacent to residential areas. The Commission discussed whether

noise standards should apply throughout the ordinance rather than only to specific areas.

- Generators: Discussion regarding incorporating generator requirements into the ordinance, including appropriate setbacks, screening, and noise standards. The Commission also discussed whether generator regulations should apply more broadly within the Borough.
- Alternative/Nuclear Power Sources: Leah raised concerns regarding the potential use of portable nuclear power plants or other on-site power generation facilities to support data centers.
- Wastewater and Water Quality: Carrie raised concerns regarding wastewater generated by data centers and the potential impacts on the Borough's sewer and water systems. The Commission discussed requiring closed-loop water systems or other measures to prevent wastewater discharges from negatively affecting local infrastructure or water resources.
- Rooftop Screening: The Commission discussed requiring screening of rooftop mechanical equipment and other equipment associated with data centers to reduce visual impacts.

Public Comment: None

Motion: No formal action was taken. The Commission directed staff to continue reviewing model ordinances and work with the Solicitor to develop a draft for review at the next PC meeting.

3) **PC open vacancy interviews**

The Commission discussed Carol Krawczyk's resignation from the Planning Commission.

Carol's resignation will be formally accepted in September 2026, with the current term ending December 2026 and discussed advertising the vacancy for the remainder of the current term as well as the subsequent full term.

Public Comment: None

Motion: The Commission moved to advertise the Planning Commission vacancy for the remainder of the current term and the subsequent full term.
Vote: All in Favor

Adjournment

- Meeting adjourned on Tuesday, August 18th at 7:20 pm