Planning Commission
Schuylkill County
MINUTES – May 13, 2026

Commission Members Present: John Malinchok, Chairman; Jesse Fey, Vice Chairman; David Sattizahn, Secretary; David Briggs; Nicholas Boyle; Gary Bender

Commission Members Absent: Bob Lettich; Mark Emerich; Joseph Palubinsky

Press Attending:

Guests: Melinda Deibert; Heath Machamer; Charlie Yourshaw; *Chris Melusky; *Steve Engleman; *Scott McDonald; *Mike Cahn; *Mark Minnig; *Erik Zitck; *Denise Kapes; *iPhone

Staff Attending: Susan Smith, Planning Director; Shelby Hostetter, Esq, Assistant County Solicitor

Reviewing Engineers: Lisa Mahall, P.E.; Bill Parulis, P.E.; Rick Yutko, P.E., Inspecting Engineer
*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, May 13, 2026 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

Melinda Deibert, North Manheim Township addressed the Planning Commission members and let them know that North Manheim Township has been working on a data center zoning ordinance amendment. Ms. Diebert wanted to see if that was on the Planning Commission agenda tonight for review and she would like to get any type of feed back from the Planning Commission.

Ms. Smith read comments submitted by email from the following:

Ann Vinatieri- Kline Township

Ron and Deb- Kline Township

Patricia Payne- Kline Township

Tina Romanowski- Kline Township

All submitted comments were concerns about the proposed data center, Project Brewster, in Kline Township.

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on April 8, 2026 were approved by the Planning Commission.

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission unanimously approved the minutes from the April 8, 2026 Planning Commission Meeting.

SPECIAL ACTION ITEM(S)

None

EXTENSION REQUESTS

EXTENSION OF TIME FOR PLANNING COMMISSION DECISION

TREMONT LOGISTICS CENTER- NORTH LOT 3

Frailey Township
Tremont Township

MOTION: On the motion of Mr. Fey, seconded by Mr. Sattizahn, the Planning Commission granted the Extension of Time Request until December 16, 2026.

5 Yes Votes:	Jesse Fey; David Sattizahn; David Briggs; Nicholas Boyle; Gary Bender
1 No Vote:	John Malinchok

EXTENSION OF TIME FOR A PLANNING COMMISSION CONDITIONAL APPROVAL

VESNEFSKIE MAJOR SUBDIVISION 2024

Union Township

MOTION: On the motion of Mr. Briggs, seconded by Mr. Boyle, the Planning Commission unanimously granted the Extension of Time Request until September 9, 2026.

FINAL MINOR SUBDIVISION PLAN- LOT ADDITION FOR JO ANN LIVELSBERGER

Porter Township

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Fey, the Planning Commission unanimously granted the Extension of Time Request until August 12, 2026.

CONSIDERATION OF FINANCIAL SECURITY PARTIAL RELEASE

None

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Seven plans were submitted to the Planning Commission.

FINAL PLAN OF ANNEXATION – JEFFREY & TINA PITTENGER

Washington Township
33-15-0085.000
33-15-0088.000
33-15-0091.000
Plan Date: 2/19/2026

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously granted Final Plan Approval.

MINOR SUBDIVISON FINAL PLAN- YHVH HOMES LLC & SARA E SANCHEZ DURAN

Ashland Borough
38-08-0336.000
Plan Date: 2/26/2026

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Fey, the Planning Commission unanimously granted Final Plan Approval.

PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLAN FOR ASHLAND LITTLE LEAGUE PARK

Ashland Borough
38-01-0004.001
Plan Date: 9/12/2025

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the following waiver requests:

- A Development Agreement will not be required for this project (Section 903).
- A Performance Guarantee (Financial Security) will not be required for this project (Section 904).
- A Cost Opinion will not be required for this project (Section 904.B).

VESNEFSKIE MAJOR SUBDIVISION 2024

Union Township
30-05-0063.100
Plan Date: 1/24/2022, last revised 3/2/2026

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission unanimously approved the following waiver requests:

- Reduction of the required basin freeboard from 1.5 feet to 1 foot (Section 1121.O.6)
- Reduction of the required basin berm width from 10 feet to 3 feet (Section 1121.O.8)

MAJOR FINAL LAND DEVELOPMENT PLAN OF MACH-ONE REALTY, LLC

Pine Grove Borough
58-08-0104.000
Plan Date: 3/25/2026

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Fey, the Planning Commission unanimously approved the following waiver requests:

- To process the plan as a combined Preliminary/Final Plan submission (Section 702)
- To waive the requirement for curbing along Conrad Richter Drive (Section 1118)
- To waive the requirement for sidewalks along Conrad Richter Drive and Mill Street (Sections 1125 and 1204)

MARTIN POULTRY OPERATION PRELIMINARY- FINAL LAND DEVELOPMENT PLAN

Barry Township
01-06-0060.000
Plan Date: 5/14/2025, last revised 4/30/2026

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission granted Conditional Final Plan Approval until July 7, 2026.

- A copy of the PennDOT Highway Occupancy Permit (HOP) application was provided. A final determination and permit issued by PennDOT must be submitted. (Section 1117)
- A Cost Estimate for the required improvements was submitted; however, it does not include the seal and signature of the Professional Engineer who prepared the estimate. A sealed and signed estimate must be provided. (Section 904.B)
- The Subdivision and Land Development Ordinance requires that a Development Agreement be executed between the developer and the County. The purpose of the Development Agreement is to establish the obligations associated with the installation of the required improvements and compliance with the approved plan. In addition, the Ordinance requires that Financial Security be posted to guarantee the completion of all required improvements, including site work, erosion and sedimentation controls, and stormwater management facilities. (Sections 903 and 904)
- As an additional condition of approval, the Planning Commission has directed the County's Inspecting Engineer, Rick Yutko, P.E. of WJP Engineers, to conduct a site inspection on behalf of the County. Mr. Yutko has been asked to prepare a report for review by the Planning Commission at its June meeting.

KURTZ SOLAR PROJECT FINAL LAND DEVELOPMENT PLAN

Washington Township
33-11-0001.003
33-11-0007.004
Plan Date: 8/20/2025, last revised 1/26/2026

MOTION: On the motion of Mr. Briggs, seconded by Mr. Boyle, the Planning Commission granted Conditional Final Plan Approval until July 7, 2026.

- The draft easement, which has been provided for review, must be reviewed and approved by the Planning Commission Solicitor. (Sections 804.G, 1117)
- Easement and recording information shall be noted on the plan prior to recording. (Sections 804.G, 117)
- A Cost Estimate has been provided; however, the engineer's seal and signature must be added. (Section 903.B.3.b)

- Work and Inspection schedules shall be provided for review and approval by the County's reviewing engineer. (Section 903.B.2)
- A Development Agreement is required. (Section 903)
- A Financial Guarantee (Security) must be provided. (Section 903)
- As agreed at the November 12, 2025 Planning Commission meeting, the developer shall contact the gas utility provider to identify any concerns related to the existing gas line during construction and any applicable restrictions. A written response addressing this communication, including any comments from the utility and how the developer will address those comments, must be provided.
- As agreed at the November 12, 2025 Planning Commission meeting, the developer shall prepare a Decommissioning Plan. A draft has been submitted and must be reviewed and approved by the Planning Commission Solicitor.
- As agreed at the November 12, 2025 Planning Commission meeting, the developer shall enter into a Stormwater Maintenance Agreement with the County. This agreement must be reviewed and approved by the Planning Commission Solicitor and executed by both the developer and the County Commissioners.

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 11 plans for the May Planning Commission meeting cycle.

1. Preliminary/Final Minor Subdivision Plan of Lands of Michael Guarna, Inc, Butler Township
2. Final Lot Annexation Plan of Lands of George M. & Mary Ann Tokarczyk, Butler Township
3. Solar Rooftop System at EDPRNA PA Pennsylvania RD LLC, Cass Township
4. Sketch Plan of Record Lot Annexation of Lands of Marie M. Cunningham, Delano Township
5. Major Subdivision/Final Plan of Thomas M. Shadle and Joanne P. Schwalm, Hegins Township
6. Project Brewster Data Center Campus Preliminary/Final Land Development Submission, Kline Township
7. 352 W. Deer View Subdivision, South Manheim Township
8. Amentler Annexation Subdivision, Walker Township
9. Edmonds Annexation Subdivision, Walker Township
10. Final Lot Annexation Plan of Lands of Florence I. Warner, Wayne Township
11. Final Plan of a Lot Line Adjustment Minor Subdivision for Joyale and Leon Jr. Steigertwalt, West Penn Township

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the Municipal Plan Reviews.

ORDINANCE REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the April Project Review Report.

ZONING REPORT

The Zoning Report for the month of April was reviewed by the Planning Commission.

MOTION: On the motion of Mr. Boyle, seconded by Mr. Palubinsky, the Planning Commission unanimously accepted the Zoning Report.

	April	Year To Date
Number of Permits Requested	30	84
Total Fees Collected	$3,250	$8,750

PLANNING DIRECTOR'S REPORT

Ms. Smith informed the Planning Commission that there is a public meeting on Tuesday, May 19, 2026 at 9:30am in regards to the NEPA MPO 2027-2030 Transportation Improvement Program (TIP).

NEW BUSINESS

Ms. Smith presented Part 1 of the proposed Zoning Ordinance Amendment for Data Centers. She began by providing an overview of the different types of data centers, including enterprise/regional, cloud, hyperscale, edge or micro data centers, and cryptocurrency mining facilities. She also reviewed several draft definitions, highlighting key differences among the proposed language for the Planning Commission's consideration. Toward the end of the presentation, Ms. Smith reviewed the County's existing zoning districts and their general characteristics to provide context as the Planning Commission begins considering which zoning district may be appropriate for data center development.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Fey seconded by Mr. Boyle, the meeting was adjourned. The next scheduled meeting date is June 10, 2026.

Attest: _____

Secretary: _____