

**MEETING MINUTES OF THE PLAINS TOWNSHIP BOARD OF COMMISSIONERS SPECIAL
MEETING OF AUGUST 11, 2026**

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CALL TO ORDER TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE: Led by Thomas Shubilla

ROLL CALL: Peter J. Biscontinini, Esq., Ciro Cinti, Dennis Condusta, Robert Sax, and Thomas Shubilla

Solicitor Menn : Tonight's meeting is for the Board to Consider making changes to the zoning map to allow for an overlay district. The map on the screen shows the portion of zoning map where the change is being proposed. There are two sections to this proposal the first section is to allow for an energy and technology overlay district. This does not create a new zoning district, it just allows these types of uses in this area of the current zoning district. If these uses go away the area reverts back to its original use, conservation. Section #2 will change this area that is conservation to a residential district to match the adjoining area of homes. This will not change current owners uses but if the use was going to change it would have to follow the rules of a residential district.

Public comment meeting will be held in September for the public to comment on these changes.

SOLICITORS REPORT

1. Motion to consider amending the Plains Township Zoning Map to include an overlay district for an energy/technology district for solar farms data centers windmill farms energy storage systems and such other related uses. In addition to extend the residential district to properties located adjacent to the proposed overlay district. **BY: Biscontinini 2nd: Condusta all for, motion carried.**

Comm Condusta: "I would like to (further) clarify that according to Pennsylvania land use law, our state recognizes Data Centers as a legal commercial land use. In turn, that requires municipalities to permit for every State recognized land use somewhere within its borders. The legal requirement to accommodate data centers and other technologies within the boundaries of Plains Township, was not a conversation initiated by the township, but rather a response to a state requirement.

Menn: and I just want to say that as a result of that it is this boards intention to do the best they can to protect the community and all of its residents.

Charlie resident question: Where exactly is this in relation to where we are on Westminster?

Menn: It is located behind Westminster Road on the other side of the turnpike.

AJ from EPD: It covers an area uphill from the turnpike.

Resident question: has the township received an application?

Menn: No, the township has not received an application for any of the things I have mentioned. There was an application a few years ago for a solar farm but nothing has come of that.

Resident question: Is there anything going on with the opposite side of Westminster Road?

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Menn: we know that someone purchased that land however that area is not in our overlay district.

Resident question: so you are taking conservation land to do this? Once you take this step you then are opening the doors for these centers to come here because this is step one

Menn: yes

Biscontini: if we don't do something then there will be no limits on what they can do.

AJ: So like Dennis was trying to say, right now the ordinance does not allow for these sorts of places legally you have to address them. Legally we have to find some place for them to go.

A lot of different areas and locations were looked at. This area appeared to be the best location that had the least impact on the residents. While there have not been applications there has probably been some activity with purchases of land and things. Yes, this is conservation land but the overlay allows property owners in this area of conservation to unlock special uses as deemed by the ordinance. In addition to the use being permitted there will be standards that must be met to use the area for these uses.

Tom (resident question) Who came up with the boundaries?

Shubilla: We hired the consultant and they gave us several options, this was the one we felt worked best.

Resident question: So the state made a mandate and the townships have to pick one area for an overlay?

AJ: No in the commonwealth of PA, pretty much any land use has to be addressed by the community. Its not about some sort of mandate, its more of a program. If these uses are not in your zoning book they now have the trump card, as they have leverage over the township with where they can put their center. Or they can take the town to court.

Joe, resident question: What is the odds that this map will change if someone requests it?

AJ: this is a creature of the board. Someone would have to come and ask for this to be changed and then any considered change would have to go thru this process we are going through right now So is it set in stone that it can never change again, no. The board always has the ability to change zoning districts.

Biscontini: This board would not consider that.

AJ: this whole strategy was done to get ahead of this.

Menn: This doesn't mean a challenge won't come but we are trying to do our best to stay ahead of that and make sure the community is protected to the best of this boards ability.

Resident comment: I am comfortable with where you have laid this out and I think you all did a very nice job with this.

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ANNOUNCEMENTS – The next regular meeting of the Board of Commissioners will be held August 13, 2026 at 7:00 P.M.

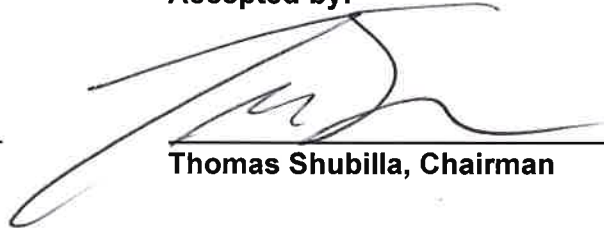
ADJOURNMENT BY: Cinti 2nd: Sax All for, motion carried TIME: 6:32

Respectfully Submitted by:



Lynell Ent, Secretary

Accepted by:



Thomas Shubilla, Chairman